



Thirlmere Drive, Loughborough

welcome to

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An incredible opportunity to purchase this extended, detached family home located on the 'Forest Side' of Loughborough within walking distance to Holywell Primary School and Loughborough University.

Entrance

Entrance to the property is via a upvc double glazed door into the entrance hallway. The entrance hallway has stairs rising to the first floor, doors to all ground floor rooms and a radiator.

Lounge

14' x 10' 6" (4.27m x 3.20m)

The front living room has carpeted flooring, fireplace, fitted blinds, radiator and fitted cupboards.

Living Area

16' 10" x 10' 6" (5.13m x 3.20m)

The living area has laminate flooring, French doors opening to the rear garden and door through to utility room.

Kitchen/Diner

16' 6" x 9' 8" (5.03m x 2.95m)

The kitchen is fitted with a range of base and wall mounted units, integrated cooker and hob, extractor hood. integrated dishwasher, space for a fridge freezer, sink with drainer and partially tiled walls.

Utility Room

5' 2" x 6' 6" (1.57m x 1.98m)

The utility room has plumbing for a washing machine, space for tumble dryer, tiled flooring and access through to w/c.

Wc

The ground floor wc offers a low flush wc, handwash basin, tiled floor and double-glazed window.

First Floor Landing

The first-floor landing has stairs rising from the ground floor and doors to all first-floor rooms.

Bedroom One

9' 8" x 10' 2" (2.95m x 3.10m)

Bedroom one has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bedroom Two

14' 2" x 10' (4.32m x 3.05m)

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Bedroom Three

7' 3" x 9' 3" (2.21m x 2.82m)

Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Bathroom

The bathroom is fitted with a three-piece suite comprising of panel bath, low level wc and a hand wash basin, tiled walls, a radiator and a upvc double glazed window to the front elevation.

Outside

To the rear of the property there is a landscaped garden, with a patio seating area and lawn outside lighting and water point, the front drive offers ample off-road parking for multiple vehicles.





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Thirlmere Drive, Loughborough

- Detached Property
- Open Plan Kitchen/Diner and Lounge
- NEST Smart Heating
- Three Well Proportioned Bedrooms
- Landscaped Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£315,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH115466 - 0004

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