



Conway Close, LOUGHBOROUGH

welcome to

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A superb opportunity to acquire a well-maintained three-bedroom semi-detached family home and situated in a highly popular Thorpe Acre area of Loughborough. Set on an excellent end plot with lots of space for an extension, this property features a welcoming entrance, well proportioned rooms and

Entrance

Entrance to the property is via a upvc double glazed front door into the welcoming entrance hallway. The entrance hallway has a radiator, stairs rising to the first floor and a door to the lounge,

Lounge

12' 8" x 10' 9" (3.86m x 3.28m)
The lounge enjoys natural light from the front facing window, has coving to the ceiling, carpeted flooring, a radiator and is adjacent to the dining room.

Dining Room

7' 8" x 11' 6" (2.34m x 3.51m)
The dining room opens via French doors to the rear patio and garden, creating a lovely flow for family living and entertaining. It also benefits from tiled flooring, a generous storage cupboard under the stairs and a radiator.

Kitchen

11' 8" x 5' 9" (3.56m x 1.75m)
The kitchen is fitted with a range of base and wall mounted units, a washing machine, ceramic sink with drainer, gas hob and cooker, Neff extractor fan, a fridge freezer, a tumble dryer, tiled splashbacks, tiled flooring and a boiler that has been recently serviced.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, an airing cupboard, an insulated loft and doors to all first-floor rooms.

Bedroom One

11' x 8' 7" (3.35m x 2.62m)
Bedroom one has wooden flooring, coving to the ceiling, a upvc double glazed window to the front elevation and a storage cupboard.

Bedroom Two

9' 4" x 8' 5" (2.84m x 2.57m)
Bedroom two has carpeted flooring, coving to the ceiling, a upvc double glazed window to the rear elevation and a radiator.

Bedroom Three

9' x 6' (2.74m x 1.83m)
Bedroom three has carpeted flooring, coving to the ceiling and a upvc double glazed window to the rear elevation.

Bathroom

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, low level wc and a hand wash basin, vinyl flooring, partially tiled walls, coving to the ceiling, heated towel rail and a upvc double glazed window to the front elevation.

Outside

Outside, the rear garden offers a patio seating area, a lawn set within well-defined planted borders and fenced boundaries, laid out in a private and easy to maintain manner. To the front, the property gives off road parking via a driveway and benefits from the attached garage which offers additional storage.





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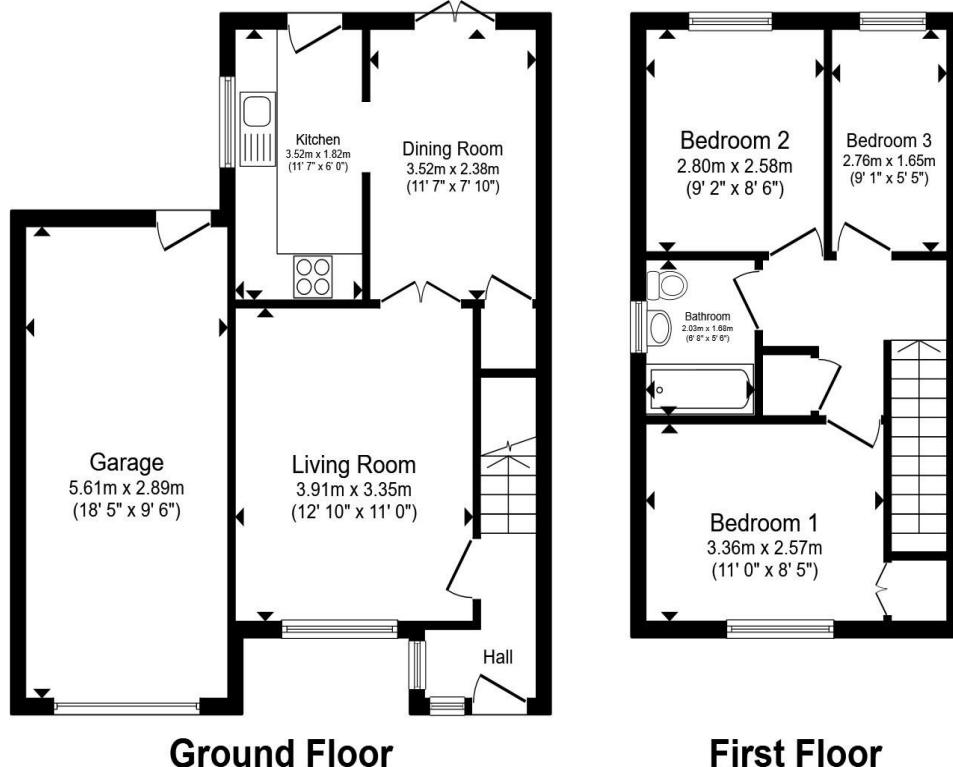
- No Onward Chain
- Three Well-Proportioned Bedrooms
- Well Presented Throughout
- Garage and Driveway
- Spacious Rear Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

£230,000



Total floor area 86.0 m² (926 sq.ft.) approx

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.propertybox.io



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Property Ref:
LBH115551 - 0005

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