



James Avenue, Loughborough

welcome to

James Avenue, Loughborough

A well-presented four bedroom detached home situated within Loughborough. The property comprises of entrance hallway, open plan kitchen/diner, downstairs w/c, kitchen/diner, one reception room, four well-proportioned bedrooms, family bathroom, private enclosed rear garden, garage & off road parking!

Entrance Hallway

Entering the property through the front door leads you into the hallway which comprises of a radiator, stairs rising to the first floor accommodation and doors off to all ground floor accommodation.

Lounge/Dining room

22' 1" max x 13' 3" max (6.73m max x 4.04m max)

The lounge has a bay fronted window to the front elevation and a double glazed window to the rear elevation, a radiator to the front and rear, carpeted flooring, a coal effect gas fire place with a feature surround and space at the rear for a dining table.

Reception Room/fifth Bedroom

7' 8" x 12' 6" (2.34m x 3.81m)

The reception room has carpeted flooring, double glazed window to the front elevation and a radiator.

Kitchen/diner

11' 10" x 12' (3.61m x 3.66m)

The kitchen has a range of wall and base units, partly tiled wall and tiled flooring, sink/drain, double glazed window to the rear elevation, plumbing for a washing machine, space for a fridge/freezer, integrated electric oven with a four ring gas hob, space for a dining table, a door that opens to storage space and a door that leads out to the rear garden.

Landing

The landing has carpeted flooring, doors off to all first floor accommodation and a loft hatch.

Bedroom One

10' 10" x 11' 7" (3.30m x 3.53m)

Bedroom one has carpeted flooring, has fitted wardrobes, double glazed window to the front elevation and a radiator.

Bedroom Two

11' 1" x 12' 1" (3.38m x 3.68m)

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

Bedroom Three

10' 3" x 8' 4" (3.12m x 2.54m)

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

Bedroom Four

6' 11" x 10' 1" (2.11m x 3.07m)

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

Family Bathroom

The bathroom has partly tiled walls, radiator, frosted double glazed window to the rear elevation and has a four piece suite comprising of low level w/c, wash hand basin, bath with mixer taps, walk in shower cubicle.





Outside

To the front of the property there is a driveway with a garage in front and a range of mature shrubs and side gated access to the rear garden. To the rear there is a private enclosed rear garden which comprises of a patio area, a shaped lawn with stepping stones, a range of mature shrubs and trees, raised flower borders with well-established flowers and is fenced and enclosed to the boundaries.



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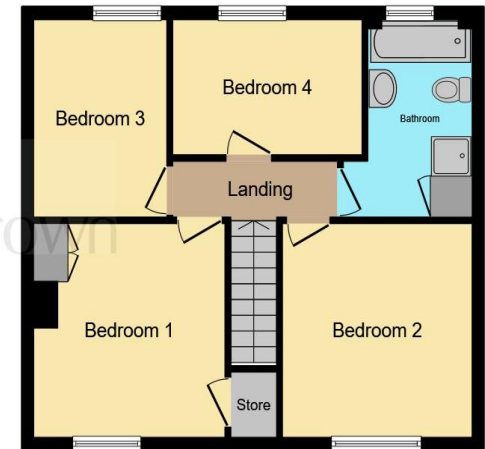
- Four bedroom detached home
- Popular residential location
- Elevated position with great views
- Off road parking & garage
- Private enclosed rear garden

Tenure: Freehold EPC Rating: C

£319,950



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LBH110217 - 0002

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