









welcome to

John Boden Way, Loughborough

A TRULY STUNNING Detached family home on the Chimes development in Loughborough, offering spacious and well laid out living comprising hallway, wc, lovely lounge, study/snug, open plan dining kitchen and utility, four bedrooms, master ensuite and main bathroom, drive, garage and landscaped gardens!

Entrance Hallway

The property is entered via a composite front door into the welcoming hallway, with amtico flooring, alarm key pad, stairs off to the first floor, a radiator and doors off to all rooms.

Lounge

17' 7" x 12' 2" (5.36m x 3.71m)

The lounge is a light and airy room which offers spacious entertaining space, with a upvc double glazed box bay window to the front, two radiators, television aerial point.

Study / Snug

8' 3" x 5' 2" (2.51m x 1.57m)

The study has a upvc double glazed window to the front, double radiator and can easily double up as a snug or family room.

Dining Kitchen

20' x 11' 4" (6.10m x 3.45m)

The dining kitchen provides a space for family dining and opens up beautifully into the garden through French doors. There is amtico flooring, a range of base and wall mounted units with work surfaces over, a six ring gas hob with extractor hood over and double electric oven, a one and a half bowl sink with drainer and mixer tap, integrated dishwasher and fridge freezer, a upvc double glazed window to the rear, French doors opening onto the rear garden and a door to the utility room.

Utility Room

8' 3" x 5' 2" (2.51m x 1.57m)

The utility room has base units for storage, space and plumbing for a washing machine and tumble dryer, a wall mounted central heating boiler and a back door to the rear garden.

Ground Floor Wc

The ground floor wc has amtico flooring, is partially tiled, there is a low level wc, pedestal wash hand basin, useful under stairs storage space, a radiator and a upvc double glazed window to the side.

Landing

The landing has stairs rising from the ground floor with handrail and balustrades, access to the loft, an airing cupboard housing the hot water cylinder, doors off to all rooms.

Bedroom One

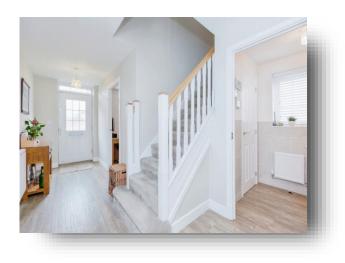
12' 8" max x 12' 2" max (3.86m max x 3.71m max)
The master bedroom has a range of fitted bedroom furniture comprising six door wardrobes with hanging rails and shelving, a double radiator and a upvc double glazed window to the front.

Ensuite

The ensuite is fully tiled and has a suite comprising double shower cubicle with shower over on mixer, low level wc, pedestal wash hand basin, inset ceiling spot lights, chrome heated towel rail and a upvc double glazed window to the side.









Bedroom Two

12' 7" x 10' 2" (3.84m x 3.10m)

Bedroom two has fitted bedroom furniture comprising three door wardrobes with hanging rails and shelving, two upvc double glazed windows to the rear, radiator.

Bedroom Three

13' 5" x 9' 5" (4.09m x 2.87m)

Bedroom three has fitted bedroom furniture comprising two door wardrobes, upvc double glazed window to the front, radiator.

Bedroom Four

10' 2" x 7' 6" (3.10m x 2.29m)

Bedroom four has bedroom furniture comprising a two door built in wardrobe, a upvc double glazed window to the rear, radiator.

Bathroom

The principle bathroom is fully tiled and has a four piece suite which comprises panelled bath, separate shower cubicle with shower over, low level wc, pedestal wash hand basin, a chrome heated towel rail and a upvc double glazed window to the side.

Outside

To the front of the property is a garden and driveway providing ample parking, access to the garage and rear garden.

The rear garden has been professionally landscaped with a patio seating area, a shaped lawn with brick block edging, a designated dining space with pergola, some raised beds and is fenced and enclosed to boundaries.

Garage

The garage has an up and over, eaves storage space, power and lighting.





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John Boden Way, Loughborough

- STUNNING FAMILY HOME
- CHIMES DEVELOPMENT
- **EXECUTIVE STYLE**
- FOUR BEDROOMS
- LOUNGE, STUDY AND DINING KITCHEN

Tenure: Freehold EPC Rating: B

£450,000



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