



**John Boden Way, Loughborough**

**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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