



**Bond Close, Loughborough**

**welcome to**

## **Bond Close, Loughborough**

**\*FOR SALE\*** this superbly presented three-bedroom semi-detached family home occupying a pleasant cul de sac position close to local amenities within Loughborough. Internal viewing is recommended to appreciate the accommodation on offer.

### **Entrance**

The property is entered via a composite front door, with a canopy porch into the entrance hallway, which has stairs rising to the first floor, a double radiator, upvc double glazed window to the side and a door to the lounge.

### **Lounge**

12' x 12' 4" ( 3.66m x 3.76m )

The lounge is a well decorated light and airy room with a upvc double glazed window to the front, a radiator and an archway leading through to the dining area.

### **Dining Area**

10' 10" x 7' 9" ( 3.30m x 2.36m )

The dining area has a double panel radiator, wooden French doors with side windows which open through to the conservatory.

### **Conservatory**

11' x 9' 3" ( 3.35m x 2.82m )

The conservatory has a brick base, carpeted floor with upvc double glazed windows to the side and rear elevation with French doors which open onto the rear garden with a triplex roof.

### **Kitchen**

10' 10" x 7' 7" ( 3.30m x 2.31m )

The kitchen has vinyl tile effect flooring and is fitted with a range of base and wall mounted units with roll edge work surfaces over. There is an induction hob with overhead extractor and electric oven, integrated dishwasher, plumbing for a washing machine, one and a half bowl stainless steel sink with drainer, mixer tap and tiled splashbacks, a useful understairs pantry cupboard and upvc double glazed back door.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, provides access to the loft which is partially boarded, has the airing cupboard housing the combination boiler and upvc double glazed window to the side, with doors leading off to all first-floor rooms.

### **Bedroom One**

12' 8" x 8' 9" ( 3.86m x 2.67m )

Bedroom one has mirrored wardrobes with hanging rails and shelving, a radiator and a upvc double glazed window to the front.

### **Bedroom Two**

8' 10" x 9' 2" ( 2.69m x 2.79m )

Bedroom two has a upvc double glazed window to the rear and a radiator.





### Bedroom Three

7' 6" x 6' 7" ( 2.29m x 2.01m )

Bedroom three has useful built in storage over the stairs, a upvc double glazed window to the front and a radiator.

### Bathroom

The bathroom has been newly fitted with a modern white suite which comprises of a bath with side shower screen and a shower over, a low level wc, a wash hand basin into vanity unit with panelled walls, heated towel rail and a upvc double glazed window to the side.

### Outside

To the front of the property there is a shaped lawn with shrubs and a tree, with a stepping stone pathway leading to the front door. There is a drop kerb onto the driveway which has sufficient parking for two vehicles with gravelled inset borders, side gated access to the rear. Outside to the rear there is a pathway which leads down to the conservatory. Garden is mainly laid to lawn and is fenced and enclosed to boundaries.



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## Bond Close, Loughborough

- Three Bedroom Semi Detached Home
- Fantastic Refitted Bathroom
- Convenient Cul De Sac
- UPVC Double Glazing
- Gas Fired Central Heating

Tenure: Freehold EPC Rating: C

**£230,000**



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](http://www.focalagent.com)

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