



## Highgate Road, Loughborough, LE12 7PR

**£260,000**

Extended and refurbished modern open plan three bedroom family home which provides bright and spacious accommodation arranged across two floors and has wrap around corner plot gardens with good degrees of privacy and parking to the rear. The ground floor has a large entrance hall, open plan living/kitchen/dining area which provides a tastefully decorated area with media wall and re fitted kitchen area. The first floor has three bedrooms and a re fitted family bathroom.





# 72 Highgate Road, Sileby, Loughborough, LE12 7PR

## ENTRANCE HALL

Stairs to first floor, tiled flooring, double glazed windows, door to living area

## LIVING ROOM 15'1" x 12'5" (4.6 x 3.8)

Double glazed window to front aspect, open plan to dining area, media wall, carpet flooring

## OPEN PLAN KITCHEN DINING AREA 16'4" x 16'0" (5.0 x 4.9)

Large dining family area with tiled flooring and double glazed doors to gardens. Kitchen area has matching floor and wall units with work surfaces over and integrated appliances

## FIRST FLOOR LANDING

Double glazed window, carpet flooring, loft access

## BEDROOM 12'1" x 9'6" (3.7 x 2.9)

Double glazed window, carpet flooring

## BEDROOM 11'5" x 9'2" (3.5 x 2.8)

Double glazed window, carpet flooring

## BEDROOM 6'0 x 6'6 (1.83m x 1.98m)

Double glazed window, carpet flooring

## BATHROOM

Re fitted with matching white bathroom suite, frosted window, tiled surrounds

## GARDENS

Corner plot wrap around gardens laid mainly to lawn, enclosed by hedging, gated access

## PARKING

Parking to the rear of the property for two vehicles







