



Pitsford Drive, Loughborough



£330,000

- DETACHED FAMILY HOME
- EXTENDED TO REAR
- FOUR BEDROOMS
- TWO SEPARATE RECEPTION ROOMS
- LARGE UTILITY ROOM
- GROUND FLOOR WC
- FREEHOLD
- EPC rating D



A ready to move into extended detached family home enjoying larger than average gardens and nestled into a quiet cul-de-sac location set back from the road. The interior has been freshly redecorated offering a versatile arrangement and making this a great home for a young and growing family.

Enter through the hallway which has a handy ground floor WC and straight into the bright and airy front facing lounge. This room has a bay window flooding the room with light, is centered around a living flame effect gas fire and into the dining kitchen.

The kitchen enjoys views of the attractive rear garden and includes an integrated fridge, dishwasher, space and electric point for a free standing cooker and room for a dining table. The utility room is also a good size with plumbing for washing machine, space for tumble dryer, concealed combination gas central heating boiler and pedestrian door to the garage.

The home has a flexible arrangement including, a separate family room with double doors leading us into the garden, ideal for summer entertaining, and this would also lend itself to use as a children's playroom, home office or hobby space.

Upstairs there are four bedrooms with both bedrooms one and two including wardrobes and cupboards. Bedroom three can accommodate a three-quarter size bed while bedroom four is single.



The family bathroom is brand-new featuring a contemporary white four piece suite including a separate shower enclosure with mixer shower having a rain style shower head and separate attachment, three-quarter height and fully tiled splashbacks, ceiling spotlights, shaver point and chrome heated towel radiator.

The property is situated along a private approach driveway serving this and just two other neighbouring properties with the home itself having its own dedicated single car drive and front lawn garden adjacent with future parking potential. There is an attached single garage with up over door, light, power and internal pedestrian door leading into the utility room.

Gated access to the side leads around to a larger than average real lawned garden, beautifully presented with a full width crazy paved patio, surrounding borders and shrubs and a garden shed.

Property in our opinion has further potential for enlargement over the garage and utility room to create additional upstairs bedrooms desired.

The popular location offers swift access to local OFSTED outstanding rated Booth primary school as well as Charnwood college and Delisle secondary schools. The M1 motorway network at Junction 23 is just a short drive away, as is a local Spar shop and a doctors surgery is conveniently located around the corner.

Good to know: The property has UPVC double glazing throughout, gas central heating powered by a Valliant combination gas heating boiler in the utility room cupboard. For sale with no chain.

To find the property: From the town centre proceed on Ashby Road level with Sainsbury's and continuing over the Epinal Way roundabout. Continue over the next roundabout and at the next set of traffic lights turn right onto old Ashby Road. Take the next turning left into Pitsford Drive where number 23 is situated upon the right hand side, along the spur driveway as identified by the agents for sale board.

ENTRANCE HALL 1.72m x 1.38m (5'7" x 4'6")

GROUND FLOOR WC 1.72m x 1.41m (5'7" x 4'7")

LOUNGE 4.55m x 3.78m (14'11" x 12'5")

DINING KITCHEN 4.53m x 2.64m (14'11" x 8'8")

UTILITY ROOM 3.84m x 2.22m (12'7" x 7'4")

FAMILY ROOM 3.90m x 3.62m (12'10" x 11'11")

BEDROOM ONE 3.85m x 3.63m (12'7" x 11'11")

BEDROOM TWO 3.63m x 2.77m (11'11" x 9'1")

BEDROOM THREE 2.67m x 2.77m (8'10" x 9'1")

BEDROOM FOUR 2.77m x 1.82m (9'1" x 6'0")

GARAGE 5.23m x 2.65m (17'2" x 8'8")





SERVICES & TENURE

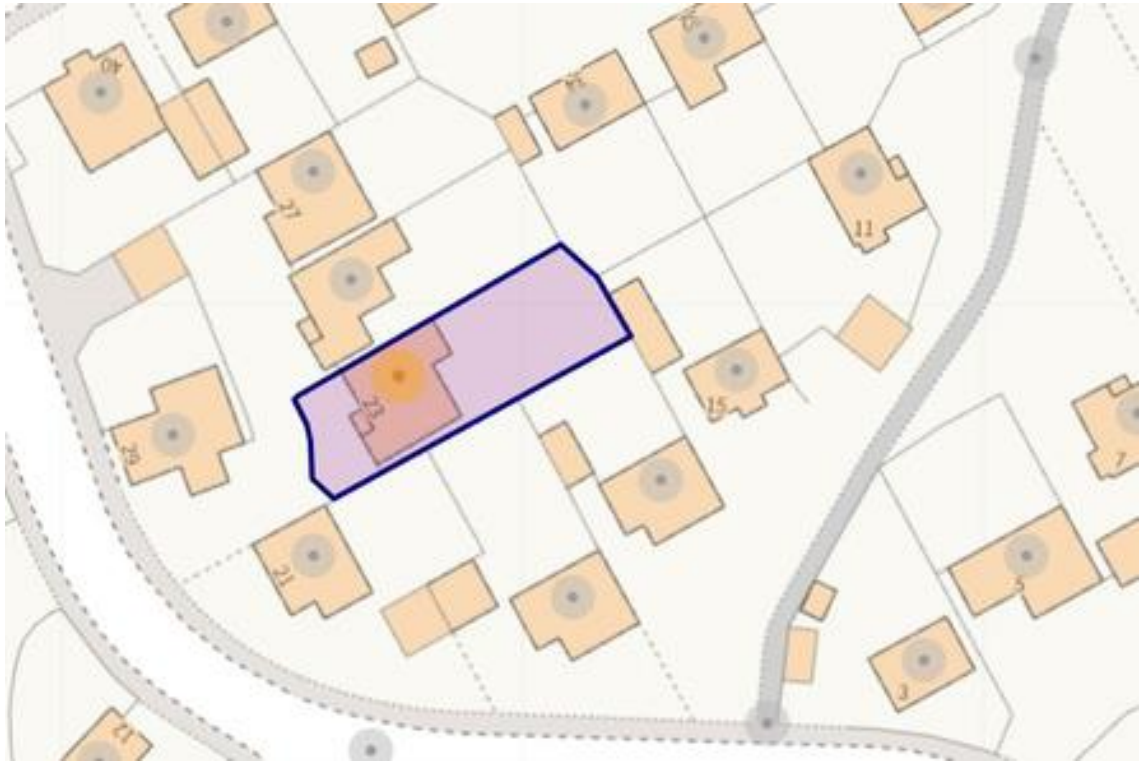
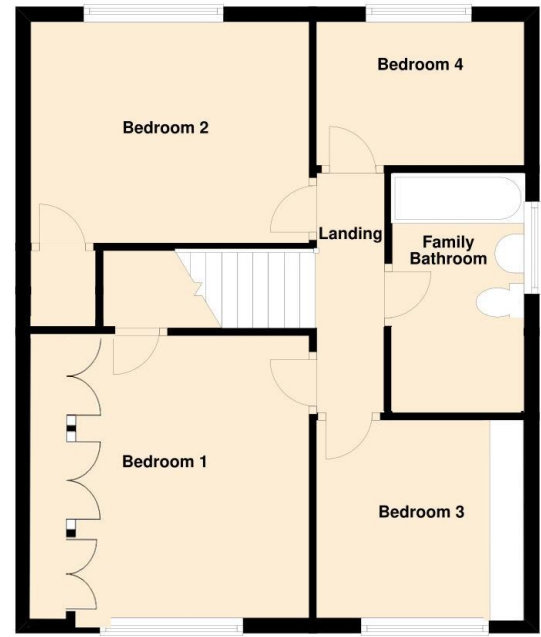
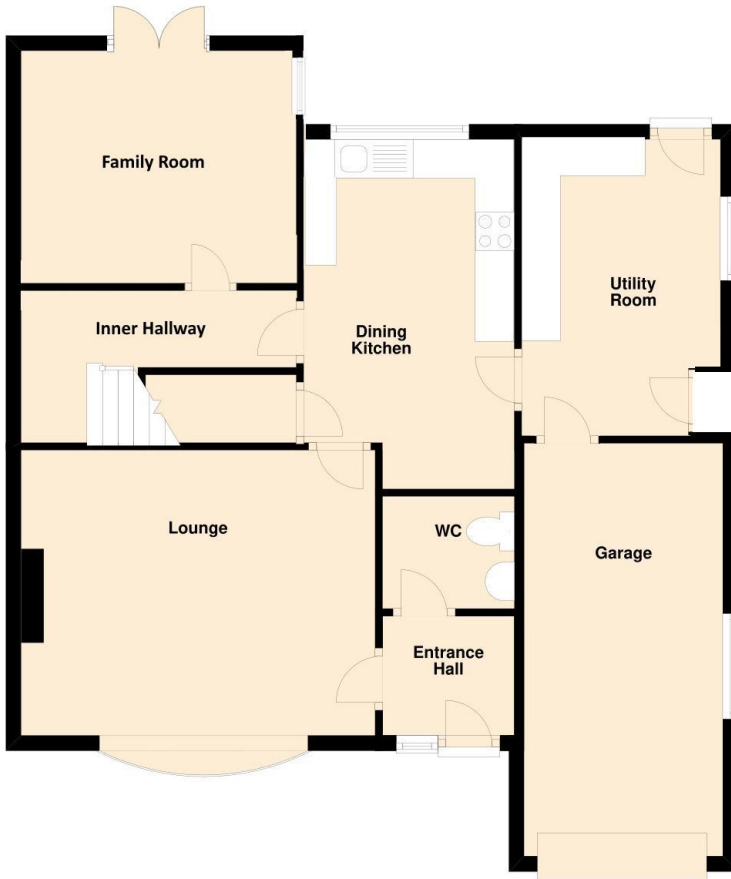
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

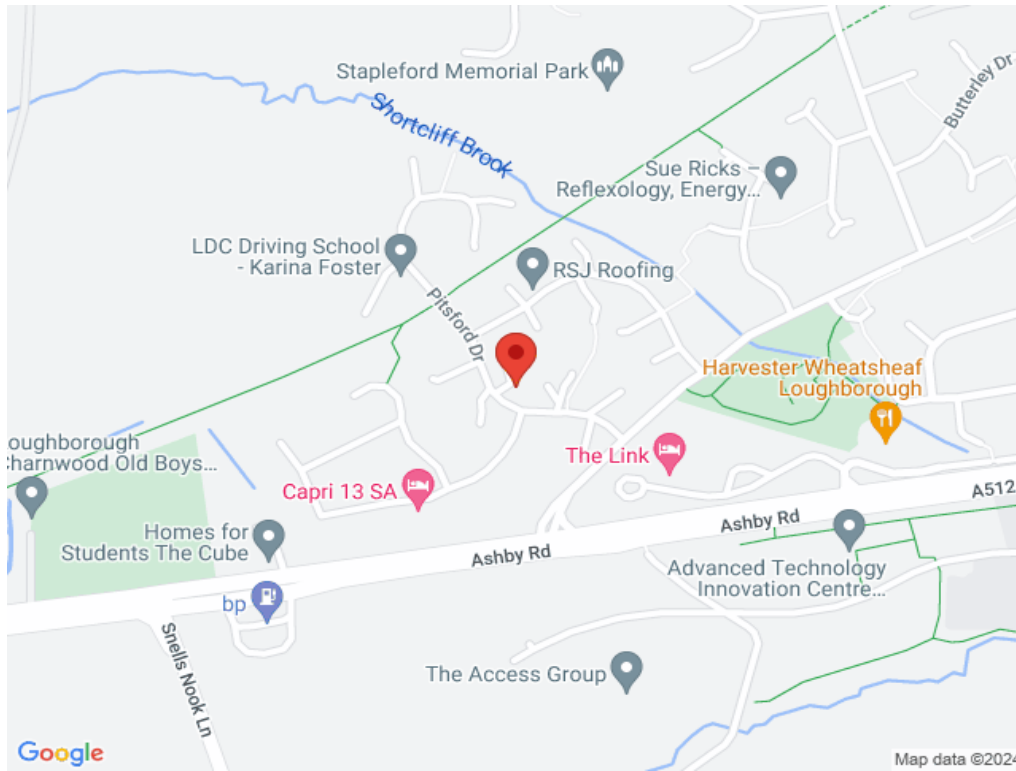
DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





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