



Stewart Drive, Loughborough



**£280,000**

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- ESTABLISHED LOCATION
- PRIVATE GARDEN
- CLOSE TO AMENITIES
- SCHOOL NEARBY
- FREEHOLD
- EPC rating C



This well proportioned four bedroom detached family home boasts a private plot with a landscaped rear garden that backs onto a wooded copse and a layout which incorporates a front to rear lounge diner with conservatory off.

The bathroom has been refitted and now has four elements, with the addition of a shower cubicle, whilst locationally the property is close to sub-centre amenities and Stonebow primary school.

Initially on entry, the broad hallway has stairs to the first floor and WC off. The bay fronted lounge diner has a real flame effect gas fire as its focal point, broadening to the rear having sliding patio doors to the conservatory.

The kitchen has a range of storage cupboard units at both base and eye level, there is plumbing for washing machine, space for a tumble dryer and a gas cooker point.

At first floor bedrooms one and two are very similar proportions, the main has built in furniture with sliding doors and also a cupboard over the stairs. Bedrooms three and four are nicely proportioned, the fourth has built in furniture again with sliding mirrored doors. Then the aforementioned bathroom has an electric shower within the cubicle and walls are fully tiled, centrally heated towel rail and angle poised halogen lighting.





To the outside, at the front, the tarmac driveway allows off road car parking and a pair of metal gates provide access to the side with a double width paved path leading to the rear. The fore garden is landscaped with two paved areas, square and circular and blue slate chippings within dwarf brick walling. At the rear, initially there's a hexagonal paved patio, six steps lead up to the lawn and further steps to a further patio with timber shed. The garden is fully enclosed by timber fencing and the wooded copse provides a natural backdrop and privacy.

The property is sold with no upward chain.

To find the property, head north along Derby Road to Bishop Meadow roundabout turning left on to Warwick Way, at the next roundabout turn right on to Maxwell drive. pass Morrisons turning right in to Stewart Drive where the property is situated on the left hand side identified by the agent's For Sale board.

HALL 1.73m x 5.61m (5'8" x 18'5")

LOUNGE DINER 3.88m x 6.56m (12'8" x 21'6")

CONSERVATORY 2.48m x 3.28m (8'1" x 10'10")

KITCHEN 2.69m x 3.53m (8'10" x 11'7")

GROUND FLOOR WC 0.67m x 2.2m (2'2" x 7'2")

FIRST FLOOR LANDING 0.86m x 2.55m (2'10" x 8'5")

BEDROOM ONE 3.22m x 3.45m (10'7" x 11'4")

BEDROOM TWO 3.18m x 3.38m (10'5" x 11'1")

BEDROOM THREE 2.51m x 3.04m (8'2" x 10'0")

BEDROOM FOUR 2.03m x 2.97m (6'8" x 9'8")

BATHROOM 1.78m x 3m (5'10" x 9'10")





## 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

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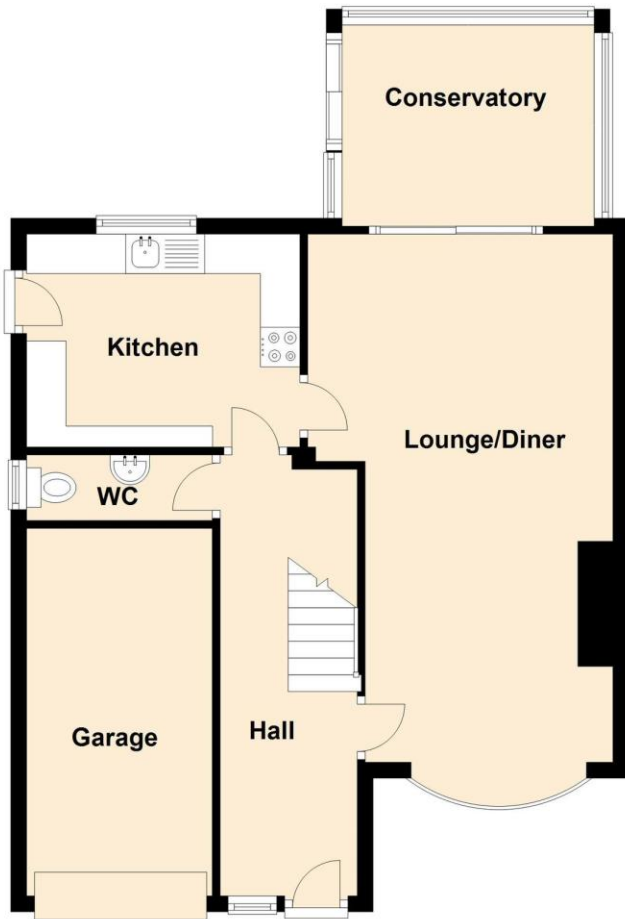
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### Ground Floor

Approx. 65.3 sq. metres (703.1 sq. feet)



### First Floor

Approx. 48.2 sq. metres (518.8 sq. feet)



Total area: approx. 113.5 sq. metres (1221.9 sq. feet)



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