



Dulverton Close,  
Loughborough



**£299,950**

- DETACHED FAMILY HOME
- RECENTLY REFRESHED
- BRAND NEW BATHROOM
- NEW DECORATION
- BRAND NEW CARPETS
- THREE BEDROOMS
- FREEHOLD
- EPC rating C



Are you searching for Holywell Primary School catchment, then this could be the property for you!

A recently refreshed detached family home ready to move in to and occupying this quiet cul-de-sac location just a few minutes around the corner from the school and just a short stroll from the Loughborough University campus.

Recent improvements have seen fresh decoration, brand new carpets and floor coverings, along with a brand new contemporary bathroom refurbishment.

The property is for sale with no chain and in our view would make a great home for the young and growing family, professional couple or those seeking an established location with swift access to excellent commuter links and countryside walks etc.

Enter through a useful porch with plenty of space to kick off the shoes and coats and in to a hallway with handy under stairs storage cupboard which leads in to the lounge diner.

The lounge diner spans the full length of the property with room for a sofa arrangement and dining table along with sliding patio doors leading out in to the garden.





The separate kitchen also faces the garden and has a solid oak shaker style range of base, drawers and eye level units with plumbing for washing machine, space for an upright fridge freezer, gas and electric cooker points and side entrance door from the driveway.

Upstairs there are three bedrooms, (two double) the landing has an airing cupboard housing the Worcester combination boiler whilst the modern white bathroom has an over bath mixer shower with glass shower screen and vanity style WC and wash hand basin, half height and fully tiled walls with chrome heated radiator.

The property occupies this head of cul-de-sac location with a front lawn and side driveway leading to a detached brick built single garage with up and over door, light and power. Access to the side leads around to a fully enclosed rear lawn garden with patio.

Good to know: The property has uPVC double glazing throughout which includes tilt and open style windows, gas central heating powered by a Worcester combination boiler. For Sale with no chain.

To find the property, proceed from Forest Road continuing ahead at the Epinal Way roundabout where this eventually becomes Nanpantan Road. Take the next turning right on to Tiverton Road, next left in to Leconfield Road and first right in to Dulverton Close where the property is situated on the left hand side as identified by the agent's 'For Sale' board.

**PORCH** 2m x 1.45m (6'7" x 4'10")

**HALLWAY** 4m x 1.78m (13'1" x 5'10")

**LOUNGE DINER** 7.39m x 3.29m (24'2" x 10'10")

**KITCHEN** 3.29m x 2.4m (10'10" x 7'11")

**LANDING** 3.24m x 2.45m (10'7" x 8'0")

**BEDROOM ONE** 4.22m x 3.08m (13'10" x 10'1")

**BEDROOM TWO** 3.08m x 3.07m (10'1" x 10'1")

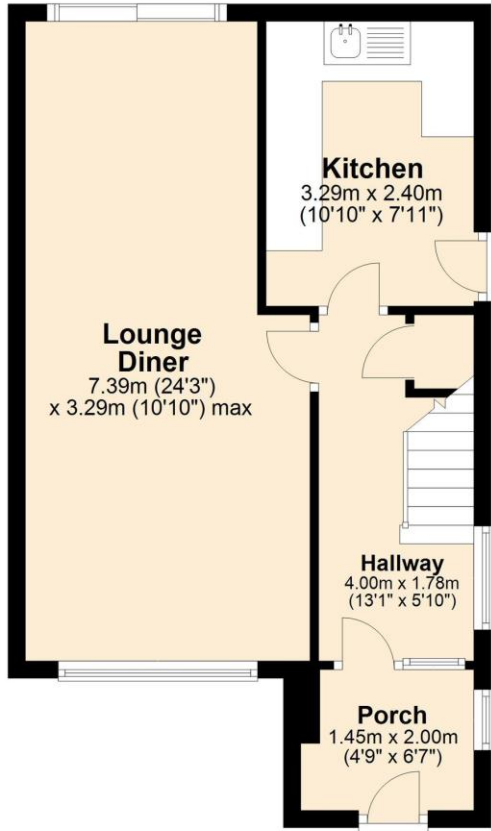
**BEDROOM THREE** 2.39m x 2m (7'10" x 6'7")

**BATHROOM** 2m x 1.87m (6'7" x 6'1")



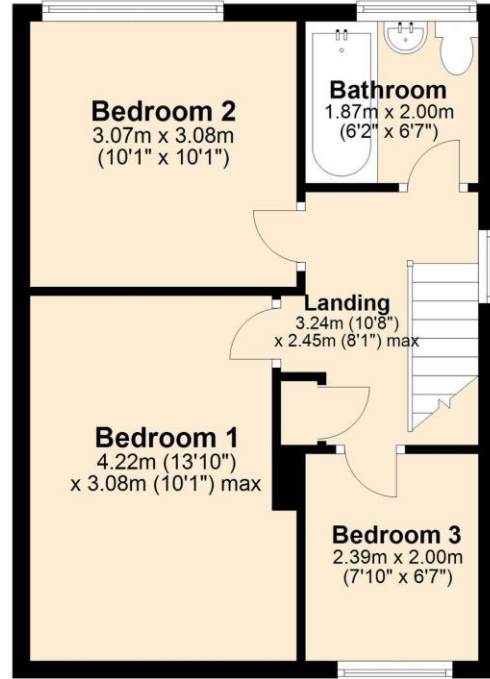
## Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



## First Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



Total area: approx. 72.6 sq. metres (781.3 sq. feet)

## 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 C.

## 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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