



Dunsmore Close, Loughborough

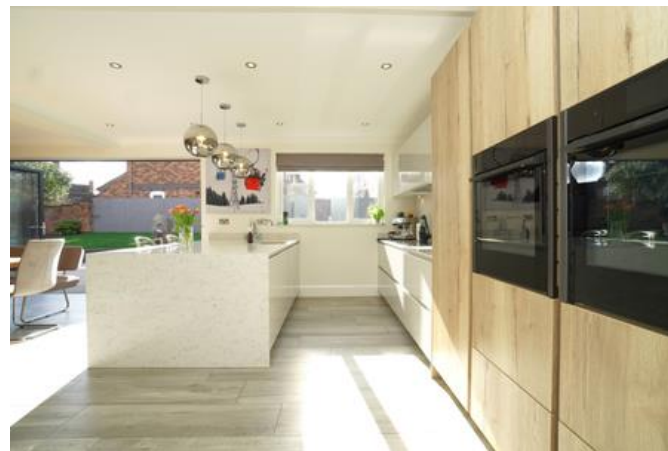
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£750,000

5 2 1

Key Features

- CONTEMPORARY DETACHED FAMILY HOME
- EXCEPTIONAL FINISHED THROUGHOUT
- FIVE BEDROOMS
- EXTENSIVE LIVING DINING KITCHEN
- BI-FOLD DOORS TO GARDEN
- PRIME FORESTSIDE LOCATION
- EPC rating U
- Freehold
- EPC - TBC





If modern living, quality interior finishes and a prime Forestside location are high on the shopping list for your next home, then Dunsmore Close really delivers!

The feeling you get whilst wondering through the property is one of space and high specification and this is certainly apparent from the substantial living dining kitchen as well as the generous entrance hallway and luxurious lounge, all of which are flooded with sunlight.



We can imagine spending daytime's in the living kitchen, over 8 metres in length and with the room enjoying sleek contemporary units with quartz surfaces, a dining island and extensive room for entertaining, particularly in the summertime where the room is brought to life incorporating the large bi-fold doors to the garden. The kitchen has integrated appliances including a full height fridge, x2 wine coolers, dishwasher, Neff hide and slide twin electric ovens, multi zone induction hob and extractor, inset sink with groove drainer and insinkerator waste disposal along with an instant hot water boiling 'Quooker' tap.



The kitchen leads into a laundry room utility with plumbing for washing machine, space for tumble dryer, integrated full height freezer and the side door leading to outside. The impressive hallway sees a handy ground floor W.C. leading off and the solid balustrade staircase really sets off the entrance as do the contemporary groove solid doors which are throughout the property adding to that feeling of quality.

Glazed oak French doors lead from the hall into the lounge which enjoys solid flooring, bi-fold doors to the garden and a fitted media unit suitable for all devices and to mount a television above.

Upstairs there are five bedrooms with a master having a full height bank of stylish wardrobes, overlooking the rear garden and featuring a fully fitted, vanity style en-suite shower room. The en-suite includes a triple width shower enclosure with digital mixer shower and tranquil rain style shower head, twin sinks and W.C. with hidden cistern, fully tiled floor and walls shaver point, extractor and spotlights.

Four out of the five bedrooms are double size and bedroom five is currently fitted out as a home office enjoying a feature arched window, fitted study cabinets and full height wardrobes with shelving.

The principal showroom matches the style and quality of the en-suite and includes a corner shower enclosure with mixer shower also having a rain style shower head and chrome heated towel radiator.

The broad generous lawned gardens have been entirely designed and landscaped for low maintenance and summertime entertaining where the large patio meets the bi-fold doors of the kitchen bringing the outside in! There is a dedicated barbecue corner complete with a Clay pizza/roasting oven, the opposite corner has a raised planted sitting area and the garden L-shapes along the side of the property to an auxiliary store suitable for bins and recycling along with a pedestrian door to the double garage.





The property occupies a quiet that location just off Nanpantan Road and has a block paved four car driveway leading to a detached double garage with contemporary designed, electrically operated twin garage doors.

The home's location is just perfect for Hollywell primary School catchment, countryside walks nearby in the outwards and commuting out of Loughborough with the M1 motorway network at Junction 23 just a short distance away.

Good to know; uPVC double glazing throughout. Gas central heating powered by a combination boiler located in the utility room.

To find the property proceed from the town centre on Forest Road continuing ahead at the Epinal Way roundabout and continuing until the road becomes Nanpantan Road. Turn left onto Brook Lane and first left into Dunsmore Close where the property is situated on the left hand side.

HALLWAY 4.07m x 2.95m (13'5" x 9'8")

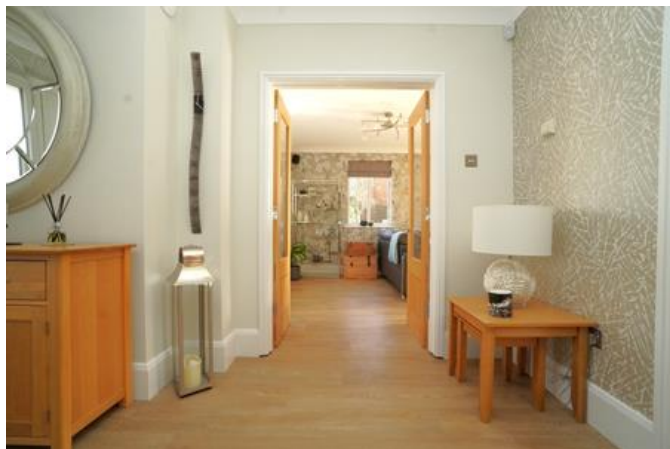
LOUNGE 6m x 3.6m (19'8" x 11'10")

GROUND FLOOR WC 2.25m x 1.24m (7'5" x 4'1")

LIVING DINING KITCHEN 8.21m x 5.28m (26'11" x 17'4")

UTILITY ROOM 3.98m x 2.81m (13'1" x 9'2")

MASTER BEDROOM 4.44m x 3.65m (14'7" x 12'0")



EN-SUITE SHOWER ROOM 2.38m x 2.14m (7'10" x 7'0")

BEDROOM TWO 4.5m x 2.61m (14'10" x 8'7")

BEDROOM THREE 3.5m x 2.91m (11'6" x 9'6")

BEDROOM FOUR 3.6m x 2.57m (11'10" x 8'5")

BEDROOM FIVE/HOME OFFICE 4m x 2.83m (13'1" x 9'4")

SHOWER ROOM 2.38m x 2.14m

SERVICES & TENURE

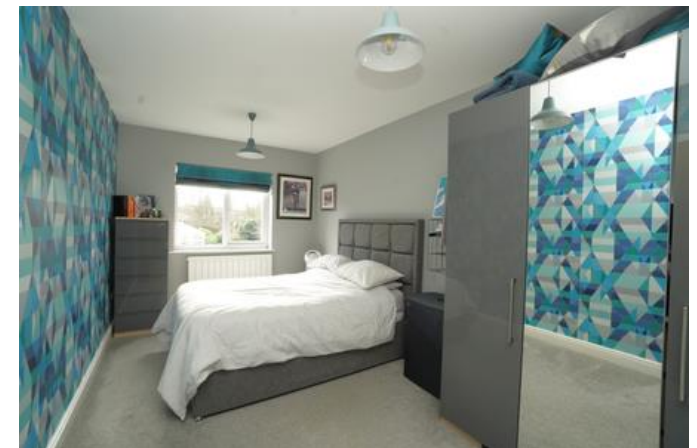
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band G.

DISCLAIMER

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REFERRALS

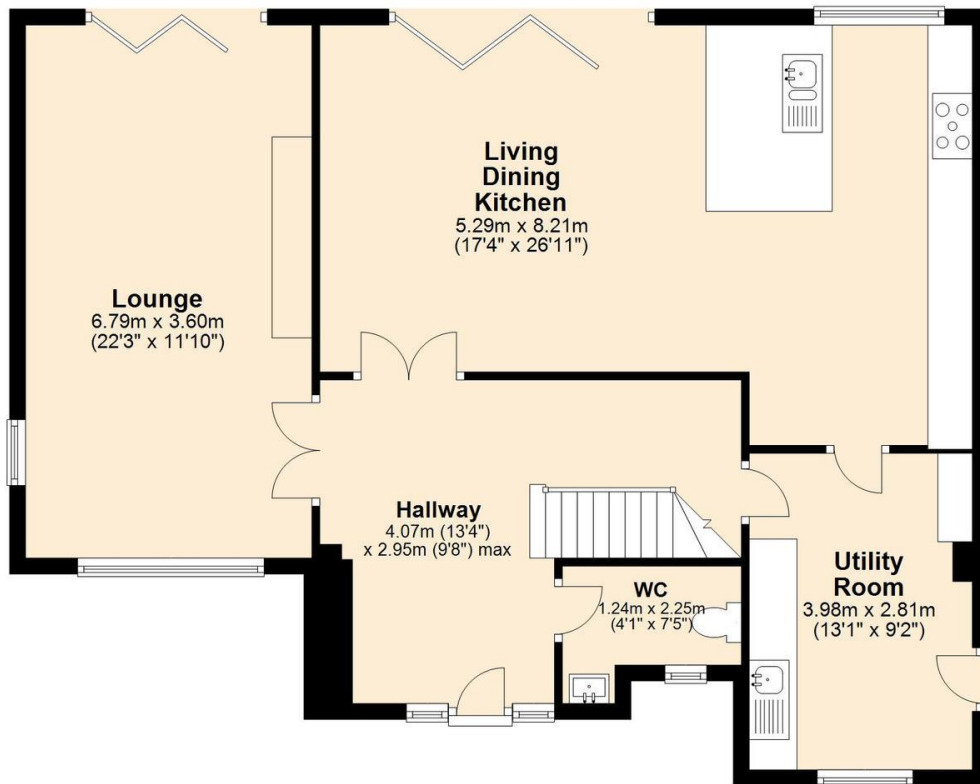
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Ground Floor

Approx. 87.1 sq. metres (937.3 sq. feet)



First Floor

Approx. 86.8 sq. metres (934.6 sq. feet)

