



Juniper Way, Loughborough



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Offers over £240,000

- RECENTLY UPDATED THROUGHOUT
- EXCELLENT SCHOOL CATCHMENTS FOR PRIMARY & SECONDARY
- NEW UPSTAIRS SHOWER ROOM
- DRIVEWAY & GARAGE
- EXTENDED TO INCLUDE GROUND FLOOR WC
- SPACIOUS LAYOUT
- FREEHOLD
- EPC rating C



This stunning end of row home has been beautifully refurbished and is situated in a prime, much sought-after cul de sac location. Just a short distance from highly regarded primary and secondary schools, it is an ideal choice for first-time buyers, landlords, professional couples and families.

The entrance hallway is welcoming and stylish, with a coat closet, staircase and glass panelled wooden door, leading to the lounge, setting the tone for the quality finishes found throughout. Freshly painted interiors in brilliant white complement the brand new flooring downstairs and in the master bedroom, enhancing the home's contemporary appeal.

Stepping into the generous 13ft lounge to the newly extended 18ft dining area with brand new laminate flooring, through to a pristine kitchen. This beautifully bright and airy space allows you to easily imagine spending time in this stylish property.

The kitchen features immaculate units wrapped in matt white vinyl and brand new tiled splash backs, creating a fresh, modern feel. Plenty of storage with a built in microwave, gas hob and electric oven with extractor fan hood over. The dining area extension adds valuable extra space, seamlessly leading to a brand-new washroom and access to the large, low maintenance private garden. This open, flowing downstairs layout is ideal for both everyday living and entertaining.



Upstairs the property features two large double bedrooms, with the potential to easily be converted back to the original three-bedroom configuration. There is also a brand-new, stylish three-piece bathroom suite featuring a large walk-in shower and separate airing cupboard with storage and landing access to a fully boarded attic with pull down ladder

Outside to the front, the property has been newly planted and has extended the paving and replaced the edging stones. At the rear the garden has high quality porcelain slabs, artificial grass and outdoor lighting perfect for summer BBQs. The side driveway allows off road parking for at least 2 cars and leads to a single garage which has up and over door, ample power and lighting.

Good to know: UPVC double glazing throughout. Gas central heating, powered by an Ideal Logic+ boiler installed in 2016.

To find the property: From Loughborough town centre proceed onto Park Road, turn left onto Grasmere Road and then follow onto Fairmeadows Way until you get to Juniper Way, where the property is situated in the heart of the cul de sac at the bottom of the road identified by the agent's For Sale board.

LOUNGE 4.01m x 3.61m (13'2" x 11'10")

KITCHEN 3.23m x 2.46m (10'7" x 8'1")

DINING ROOM/ EXTENSION 5.49m x 2.17m (18'0" x 7'1")

GROUND FLOOR WC 2.2m x 1m (7'2" x 3'4")

BEDROOM ONE 4.67m x 2.67m (15'4" x 8'10")

BEDROOM TWO 4.67m x 2.6m (15'4" x 8'6")

BATHROOM 1.91m x 1.66m (6'4" x 5'5")





SERVICES & TENURE

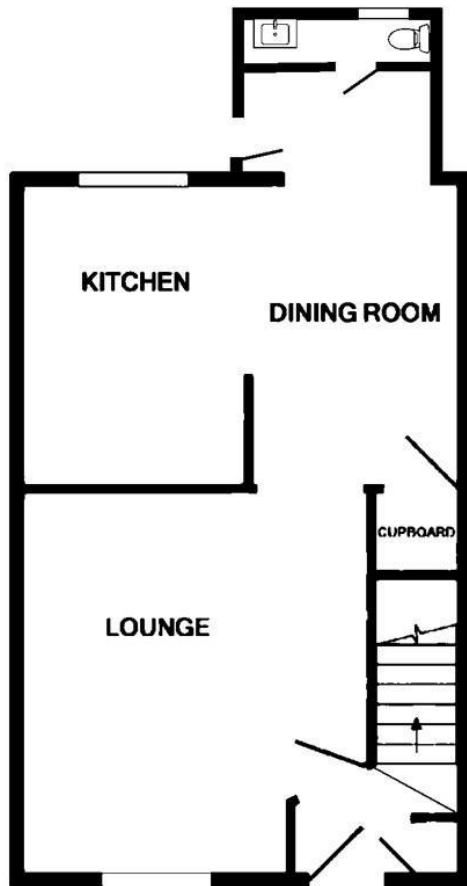
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

DISCLAIMER

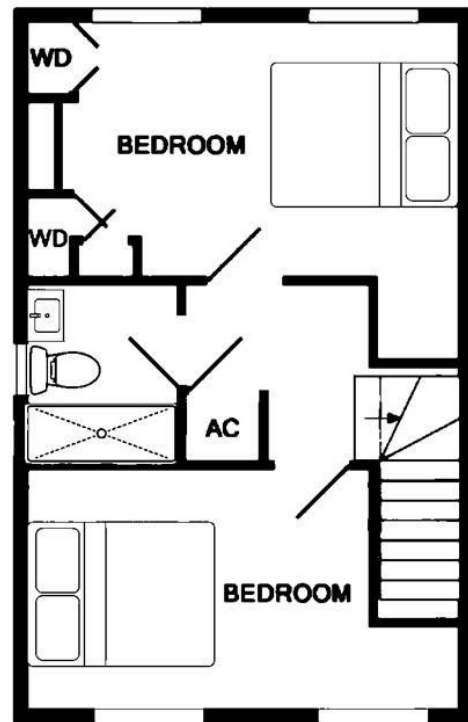
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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

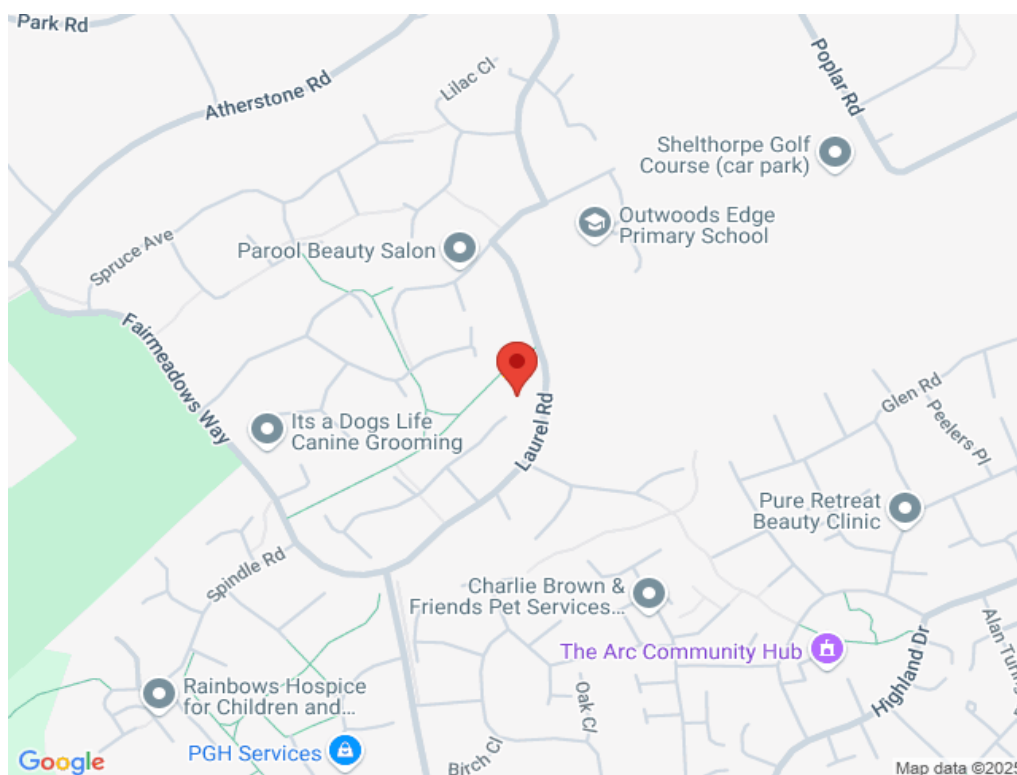
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GROUND FLOOR



FIRST FLOOR



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