



Bobbin Drive, Loughborough



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### Offers over £315,000

- STYLISH SEM--DETACHED
- OVERLOOKING OPEN GREEN/PARK
- THREE DOUBLE BEDROOMS
- FULL WIDTH DINING KITCHEN
- MASTER EN-SUITE SHOWER ROOM
- CONVERTED GARAGE (HOME OFFICE/STUDIO ETC)
- FREEHOLD
- EPC rating B



Is a garden studio for a home-based business or extra space away from the home high on the list? This stylish semi-detached offers this and a whole lot more!

The property is located close to Grange Park and nearby Aldi/Costa shops, fronts a pleasant open green/childrens park and offers swift access to excellent commuter links out towards the A6 dual carriageway and in particular Leicester.

The accommodation is arranged over three floors and enjoys three double bedrooms and two bathrooms making this a great property for either the growing family or those with teenagers seeking their own space and facilities.

Enter through the hall with a handy ground floor W.C. and into a generous front lounge overlooking the open green and with a useful understairs storage cupboard. An inner lobby separates this from the full width dining kitchen which has space for a dining table and french doors leading out into the garden ideal for summer entertaining.





On the first floor are two double bedrooms and a family bathroom with a mixer shower as well as an inner landing with a second staircase up to the second floor. The master bedroom suite spans the entire top floor with a range of built-in wardrobes, three Velux windows and an en-suite shower room which has a double width shower enclosure and electric shower.

To the outside there is a two car side driveway and this leads to the brick built single size garage which has been professionally converted. Internally the walls are insulated and plastered with lights and power sockets, side elevation window and uPVC door from the rear garden, plumbing for automatic washing machine and in one corner, a separate W.C. with wash hand basin. This would make an excellent space for the home based hairdresser/beauty type business, separate home office, dog groomer or garden studio for hobbies etc.

To find the property, proceed south on Epinal Way, continuing ahead at the Shelthorpe roundabout on to Ling Road where at the next roundabout you should turn right onto Allendale Road passing the hub of shops taking the next turning right in to John Boden Way. At the 'T' junction turn left on to Lace Avenue and next right in to Bobbin Drive where the property is situated on the left hand side as identified by the agent's 'For Sale' board.

HALLWAY 1.39m x 1.3m (4'7" x 4'4")

GROUND FLOOR W.C. 1.52m x 0.92m (5'0" x 3'0")

LOUNGE 4.59m x 3.66m (15'1" x 12'0")

DINING KITCHEN 4.68m x 3.1m (15'5" x 10'2")

INNER LANDING 2.28m x 1.97m (7'6" x 6'6")

MASTER BEDROOM 7.1m x 4.68m (23'4" x 15'5")

EN-SUITE SHOWER ROOM 2.33m x 1.18m (7'7" x 3'11")

BEDROOM TWO 4.18m x 2.61m (13'8" x 8'7")

BEDROOM THREE 3.73m x 2.61m (12'2" x 8'7")

BATHROOM 2.42m x 1.97m (7'11" x 6'6")

GARDEN STUDIO 4.3m x 2.4m (14'1" x 7'11")

STUDIO W.C. 1.57m x 1m (5'2" x 3'4")





## 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.

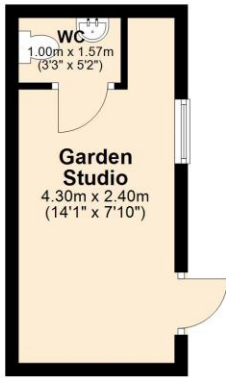
## REFERRALS

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.



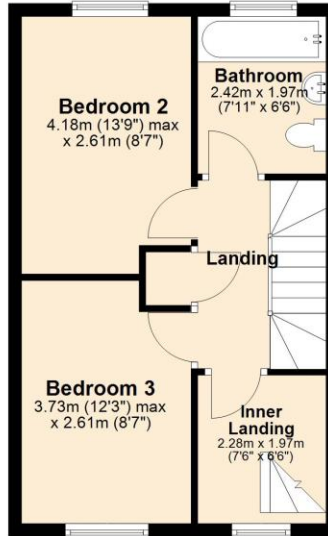
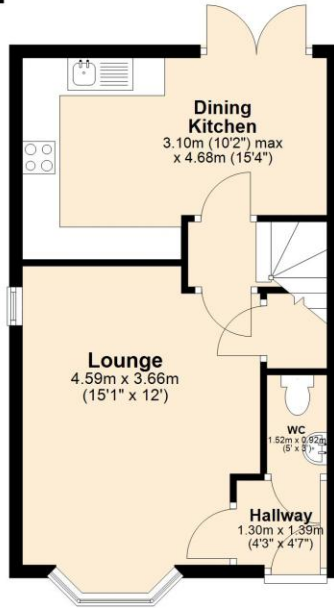
## Ground Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



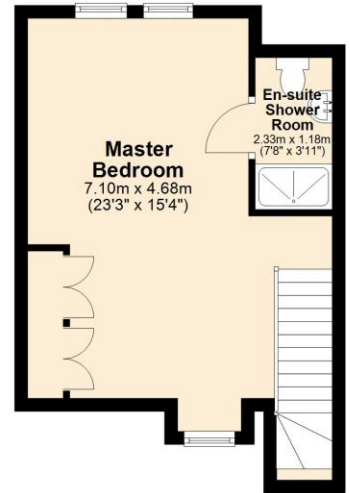
## First Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



## Second Floor

Approx. 28.1 sq. metres (302.7 sq. feet)



Total area: approx. 114.0 sq. metres (1226.9 sq. feet)



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