



Lyall Close, Loughborough



**Offers in excess of £220,000**

- THREE BEDROOM SEMI
- EXTENDED ACCOMMODATION
- APPROXIMATELY 1,150 SQUARE FEET
- SUBSTANTIAL FOOTPRINT
- COMBINATION BOILER
- FULLY DOUBLE GLAZED
- FREEHOLD
- EPC rating D





At around 1,150 square feet, this extended three bedroom semi detached family home has proximity to schools and sub-centre amenities and sits within a cul-de-sac environment. There is the added bonus of solar panels (not owned) and the property is also fully double glazed and gas centrally heated and for sale with no upward chain.

The original footprint was impressive and has been further enhanced by a single storey rear addition creating a main reception room that spans over seven metres in length.

Initially on entry via the side hallway, via a double glazed door, a tiled floor and modern radiator. The lounge leads from the hall and has a focal point of an electric fire. From the extension, a uPVC sliding patio door has access out to the garden.

The well equipped kitchen has tiling to the walls and floor, built in four ring gas hob with Bosch electric oven beneath and stainless steel extractor hood above. Plumbing for dishwasher and washing machine, space for a fridge freezer, composite sink unit beneath the window and a breakfast bar with radiator beneath.

The WC has a refitted suite with a wash hand basin with cupboard beneath and side mounted mixer tap and a low level WC with dual flush.



At first floor, the landing has a spacious double cupboard. The main bedroom is to the front of the property, special reference should be made to the floorplans to show the size of the bedrooms. The second double bedroom is to the rear of the property and is neutrally presented, with bedroom three to the front and also impressive in its proportions.

Finally the shower room comprises of a three piece suite with an easy access shower enclosure having an electric Mira Shore shower within, wash hand basin and low level WC with dual flush.

Outside at the front, the low maintenance fore garden and driveway allow off road car parking for two vehicles. At the rear a full width paved patio with two steps up to a lawn section and a second paved area. The garden is mature and fully enclosed by timber fencing.

To find the property, from Loughborough town centre proceed along Derby Road, at the Bishop Meadow Road turn left on to Warwick Way, next right in to Barsby Drive over the bridge and second right in to Lyall Close where the property is situated on the left hand side.



HALL 2.6m x 0.82m (8'6" x 2'8")

LOUNGE 4.23m x 3.82m (13'11" x 12'6")

DINING ROOM 4.54m x 3.24m (14'11" x 10'7")

KITCHEN 4.27m x 2.61m (14'0" x 8'7")

GROUND FLOOR WC 1.36m x 0.79m (4'6" x 2'7")

FIRST FLOOR LANDING 2.47m x 1.81m (8'1" x 5'11")

BEDROOM ONE 4.67m x 2.61m (15'4" x 8'7")

BEDROOM TWO 3.54m x 2.65m (11'7" x 8'8")

BEDROOM THREE 3.73m x 2.48m (12'2" x 8'1")

SHOWER ROOM 2.46m x 2.45m (8'1" x 8'0")





## 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

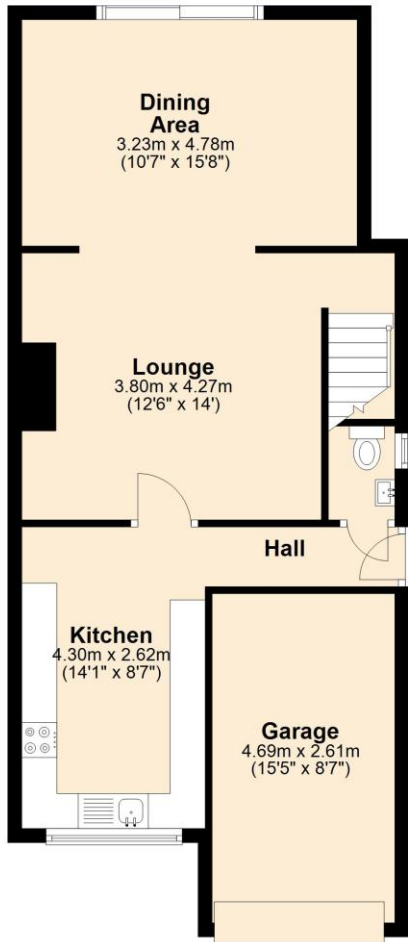
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

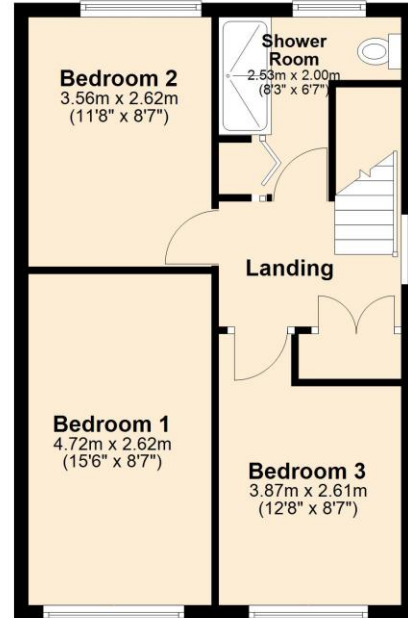
### Ground Floor

Approx. 63.1 sq. metres (678.9 sq. feet)

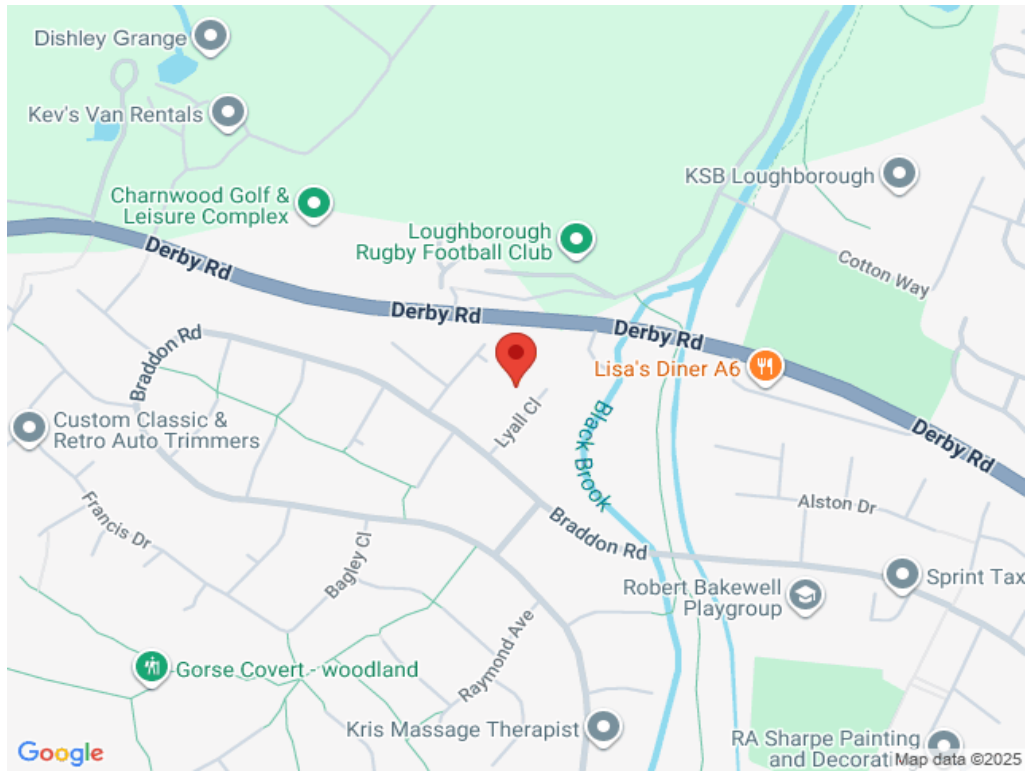


### First Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 107.7 sq. metres (1159.3 sq. feet)



Newton Fallowell Loughborough

01509 611119

[loughborough@newtonfallowell.co.uk](mailto:loughborough@newtonfallowell.co.uk)