



Forsyth Close, Loughborough



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£292,000

- DETACHED BUNGALOW
- THREE BEDROOMS
- FEATURE SHOWER ROOM
- PRIVATE GARDEN
- COMBINATION BOILER
- DRIVEWAY & GARAGE
- FREEHOLD
- EPC rating C



This well proportioned modern bungalow approaches 800 square feet in size, providing three bedrooms, fully double glazed and gas centrally heated, electric car charging point and head of cul-de-sac location which is close to sub-centre amenities.

The lounge is some 20ft in length and bedroom is almost 17ft in length and this has fitted bedroom furniture.

Initially on entry via the double glazed side entrance door, there are two separate storage cupboards one of which is equipped with a radiator and is an airing cupboard, the second discreetly housing the Baxi combination central heating boiler.

The lounge is well proportioned and has dual aspect with a side elevation window and rear sliding patio doors. The focal point of the room is the real flame effect gas fire on a raised polished stone hearth with timber mantel piece and there are two modern radiators.

The kitchen is a good size and has both front and rear elevation double glazed windows along with a rear access door out to the garden. A composite sink unit, plumbing for a washing machine and dishwasher respectively, space for a fridge freezer and built in four ring Siemens hob with extractor hood above and built in electric oven adjacent. A range of cupboard units at base and eye level in a cream finish with brushed metal handles.



The aforementioned main bedroom is to the front of the property and has four double built in wardrobes and an additional corner unit, two double cupboards over the bed recess which has two four drawer bed side tables and display shelving.

Bedroom two is situated to the front and can easily accommodate a double bed and reference should be made to the floorplan to fully appreciate this room. Bedroom three is to the rear and adjacent to the lounge and kitchen respectively and could also be used as a separate dining room or study etc.

The shower room is yet another feature of the property having been recently refitted, fully tiled with an easy access walk in shower cubicle with mains shower within. The wash hand basin has a double cupboard beneath and a hidden cistern WC with dual flush. The heating is provided by a polished metal towel rail and there is also an illuminated mirror.

Outside, at the front, the tarmac driveway allows off road parking for a single vehicle, there is also space adjacent top the garage which has an up and over door, power and light. Also at the front is an electric charging point. To the left hand elevation, a paved path leads to the side entrance door and then continues round to the rear garden via a timber gate. At the rear, the attractive garden has a full width stone paved patio with a lawned garden beyond with mature borders, private and not overlooked from beyond. To the remaining right hand elevation, a path leads round to the front accessed via a gate and timber arbour.

To find the property, proceed north on Epinal Way to the ast roundabout, continuing ahead on to Maxwell Drive taking the seventh turning on the right hand side into Mortimer Way and next left into Forsyth Close where the property is situated on the right hand side identified by the agent's 'For Sale' board.

HALL 2.03m x 1.6m (6'8" x 5'2")

LOUNGE 6.09m x 3.85m (20'0" x 12'7")

KITCHEN 4.2m x 2.46m (13'10" x 8'1")

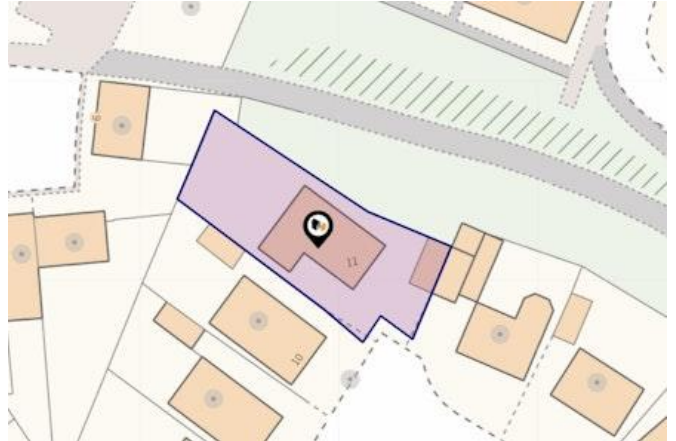
BEDROOM ONE 5.05m x 2.88m (16'7" x 9'5")

BEDROOM TWO 3.01m x 2.57m (9'11" x 8'5")

BEDROOM THREE 3.12m x 2.29m (10'2" x 7'6")

SHOWER ROOM 1.93m x 1.6m (6'4" x 5'2")





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

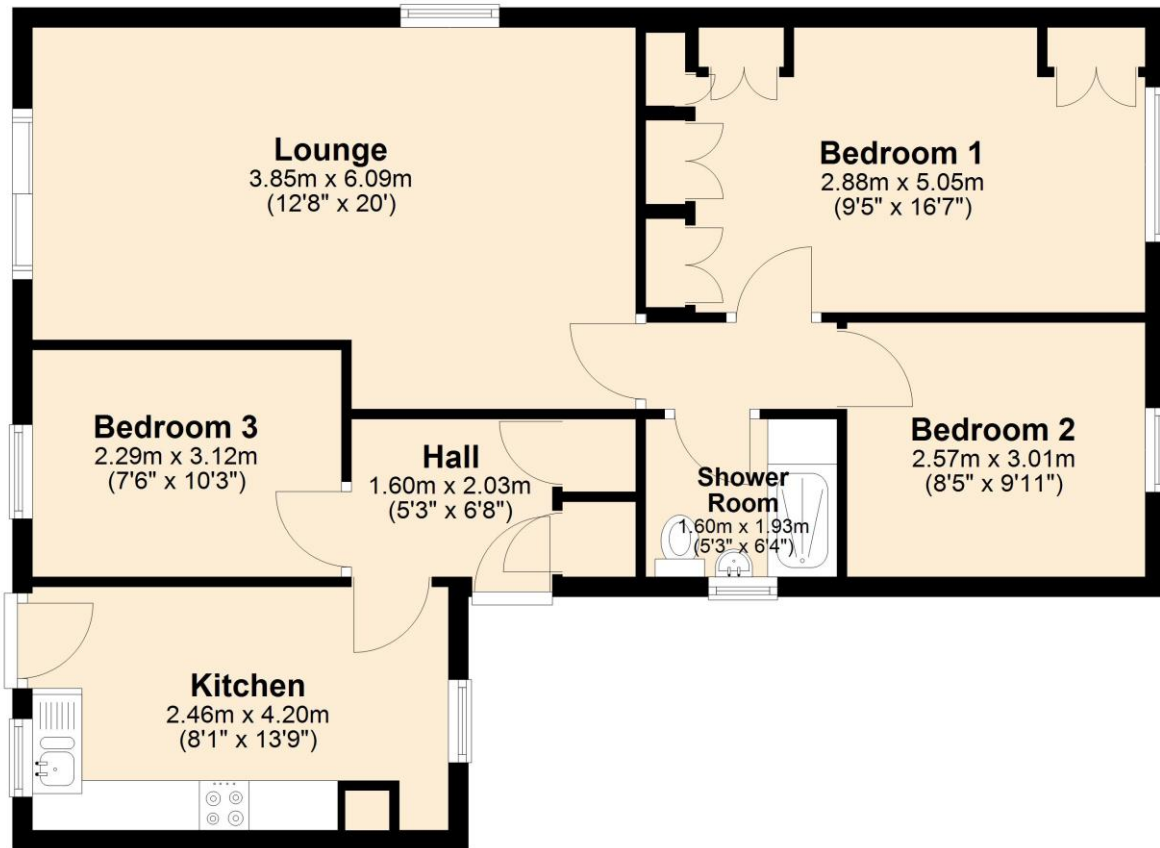
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REFERRALS

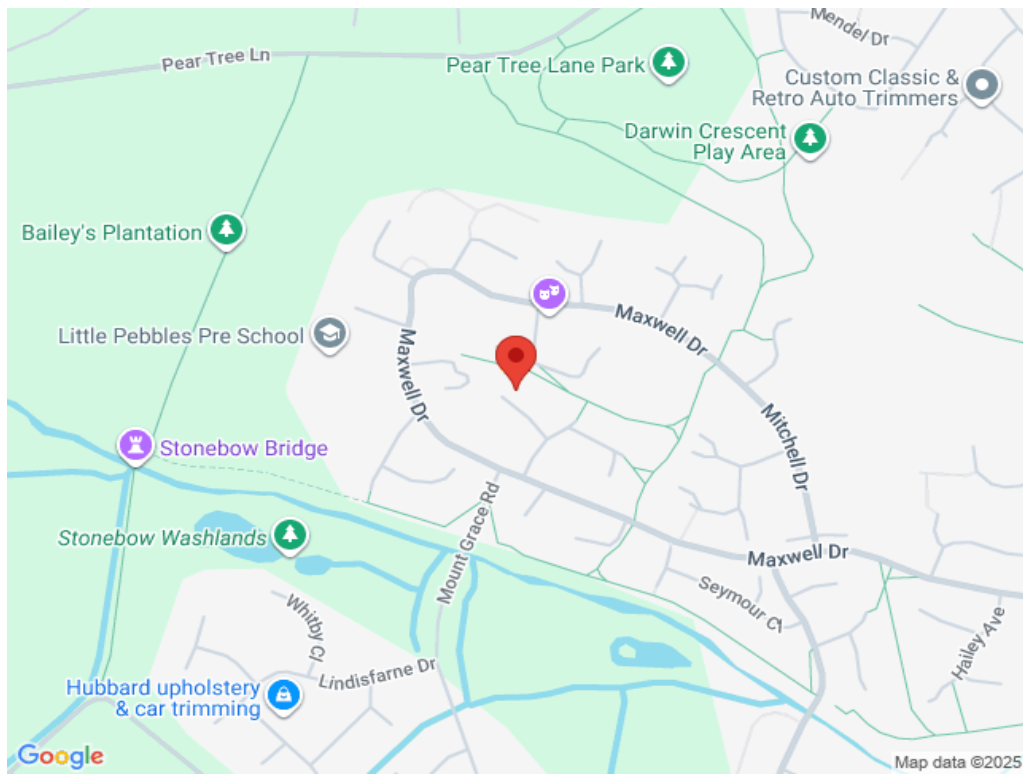
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Ground Floor

Approx. 73.1 sq. metres (786.9 sq. feet)



Total area: approx. 73.1 sq. metres (786.9 sq. feet)



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