

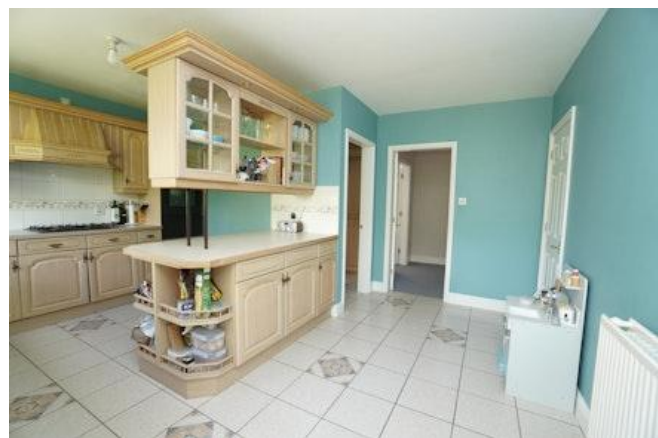


Lower Green, Loughborough



£675,000

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- PRIME FORESTSIDE LOCATION
- GARDEN CONSERVATORY
- DETACHED DOUBLE GARAGE
- FREEHOLD
- EPC rating C



An impressive detached family home offering plenty of space for the young and growing family whilst occupying this prime Forestside location within Holywell Primary School catchment.

The generous accommodation offers versatile living and has undergone recent improvements including new flush casement style double glazing and the addition of a electric car charging point. The layout also offers the potential to create more open plan living, with the dining room and kitchen adjacent to one another and therefore the opportunity to create a large living dining kitchen if desired.

The location is superb, set back from the road along a private cul-de-sac driveway shared with this and just two other neighbouring properties.

Enter the home through a large hallway with ground floor W.C. along with double doors leading into the lounge. This space has a central fireplace and French doors leading into a quality garden conservatory with solid flooring, intelligent clear glass roof and further doors out into the garden ideal for summer entertaining.



In addition to the dining room and kitchen, there is a utility room as well as a third reception room currently utilised as a playroom which would also make a great home office or teenager den etc. Upstairs there are five bedrooms (four double), the master with an ensuite bathroom and for the rest of the house, a principal family bathroom. All bedrooms come with fitted wardrobes offering ample storage space.

The block paved double width driveway offers parking for two cars side-by-side and leads to a detached double garage which also has a side lawn area that could be changed for further parking and with enough room for a caravan or motorhome. Gated access to the side leads around to the rear lawn garden with patio and surrounding borders & shrubs.

Good to know; The property has uPVC double glazing throughout with all of the front windows being the new flush casement style ones. Gas central heating powered by a conventional boiler located in the utility room with hot water cylinder in the landing airing cupboard.

To find the Property, proceed from the town on Forest Road continuing ahead at the Epinal Way roundabout which eventually becomes Nanpantan Road. Take the next turning left onto Brook Lane which weaves itself around development and where Lower Green is situated upon the left-hand side of the property at the head of the cul-de-sac driveway as identified by the Agents 'For Sale' board.



ENTRANCE HALLWAY 5.3m x 4.07m (17'5" x 13'5")

LOUNGE 6.79m x 3.6m (22'4" x 11'10")

CONSERVATORY 3.89m x 3.46m (12'10" x 11'5")

DINING ROOM 4.36m x 3.37m (14'4" x 11'1")

KITCHEN 4.74m x 3.23m (15'7" x 10'7")

UTILITY ROOM 2.81m x 1.96m (9'2" x 6'5")

PLAYROOM 3.98m x 2.39m (13'1" x 7'10")

GROUND FLOOR W.C. 2.25m x 1.24m (7'5" x 4'1")

BEDROOM ONE 4.78m x 3.65m (15'8" x 12'0")

EN-SUITE BATHROOM 3.7m x 1.99m (12'1" x 6'6")

BEDROOM TWO 4.63m x 2.68m (15'2" x 8'10")

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 3.43m x 2.85m (11'4" x 9'5")

FAMILY BATHROOM 2.38m x 2.05m (7'10" x 6'8")





SERVICES

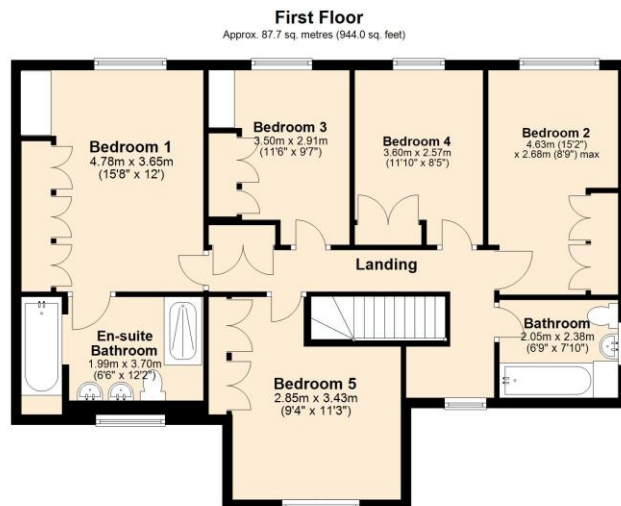
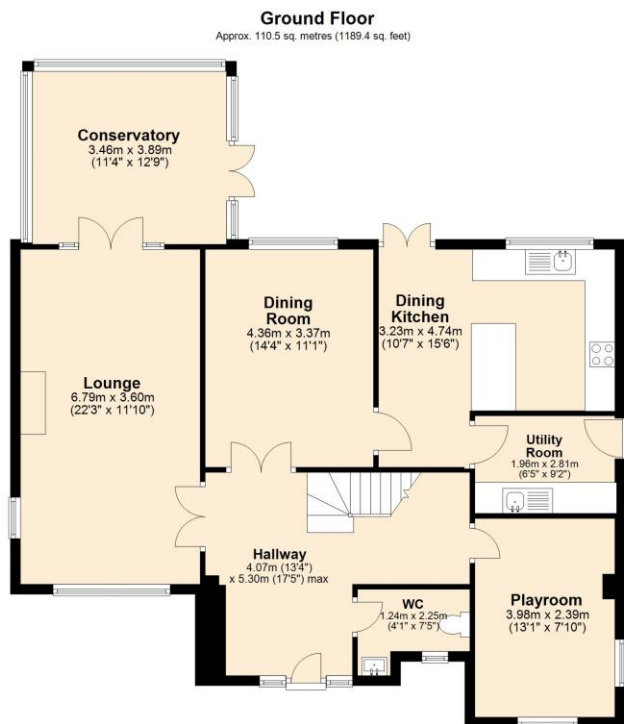
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band G.

DISCLAIMER

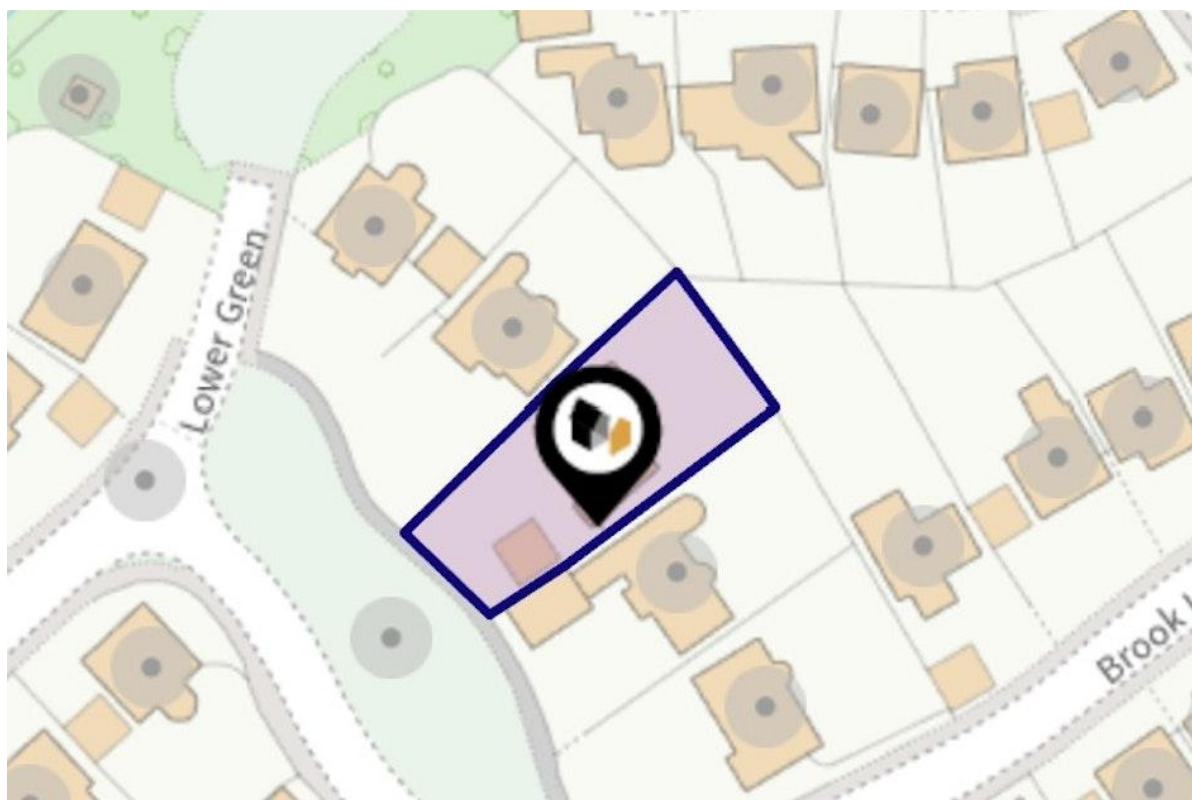
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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



Total area: approx. 198.2 sq. metres (2133.4 sq. feet)





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