



Colling Close
Loughborough, LE11 5EP

Offers Over £250,000

Property Features

- DETACHED HOME
- MODERN FITTED KITCHEN
- FOUR BEDROOMS
- DOWNSTAIRS W.C.
- MASTER EN SUITE
- GARAGE

Full Description

BRILLIANT FAMILY ACCOMMODATION over three floors! FOUR BEDROOMS, three of which are doubles, EN SUITE to master on the second floor, modern dining kitchen, GENEROUS LOUNGE with French doors out to the garden, FAMILY BATHROOM to first floor and DOWNSTAIRS WC. to ground floor. Outside there is a GARAGE to the front, and enclosed rear garden, making the perfect family home situated in an ATTRACTIVE CUL DE SAC close to STONEBOW primary school.

ENTRANCE HALL

Front door leading into entrance hall with radiator, downstairs w.c, doors leading to kitchen/diner, living room and stairs leading to first floor.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising W.C., wash hand basin, radiator and UPVC double glazed window to front elevation.

KITCHEN DINER

14' 0" x 9' 3" (4.27m x 2.82m)

Fitted with a range of wall and base and drawer units with roll top work surfaces, stainless steel sink with drainer, integrated electric oven, built in gas hob, extractor fan above, space for fridge freezer, under-counter space and plumbing for washing machine, cushion flooring, radiator and UPVC double glazed window to front elevation.

LIVING ROOM

16' 1" x 11' 3" (4.9m x 3.43m)

UPVC double glazed window and Patio Doors to rear elevation, under-stairs storage space, radiator, carpet to floor.



LANDING

Giving access to all bedrooms, bathroom and airing cupboard, stairs to top floor.

BEDROOM TWO

10' 0" x 6' 7" (3.05m x 2.01m)

UPVC double glazed window to rear elevation, radiator.

BEDROOM THREE

13' 0" x 9' 2" (3.96m x 2.79m)

UPVC double glazed window to rear elevation, radiator.

BEDROOM FOUR

9' 9" x 9' 2" (2.97m x 2.79m)

UPVC double glazed window to front elevation, radiator and built in wardrobes.

FAMILY BATHROOM

Fitted with a three piece suite comprising W.C., wash hand basin and bath, radiator and UPVC double glazed window to front elevation.

SECOND FLOOR LANDING

Giving access to the master bedroom.

MASTER BEDROOM

17' 0" x 12' 7" to wardrobes (5.18m x 3.84m)

UPVC double glazed window to front elevation and skylight to rear, radiator, fitted wardrobes and door leading to en-suite.

EN SUITE WET ROOM

Wet Room with mixer taps, with hand basin, low-flush W.C. UPVC double glazed window to the rear.

OUTSIDE

To the front of the property is a path leading to front door with mature shrubs. To the rear of the property is a decked area, stepped garden with mature shrubs and trees.

GARAGE

Located at the front of the property with up and over door.

Viewing Arrangements

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.



Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

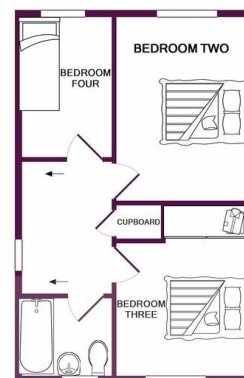
Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



GROUND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1106 SQ.FT. (102.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR
APPROX. FLOOR
AREA 294 SQ.FT.
(27.3 SQ.M.)

