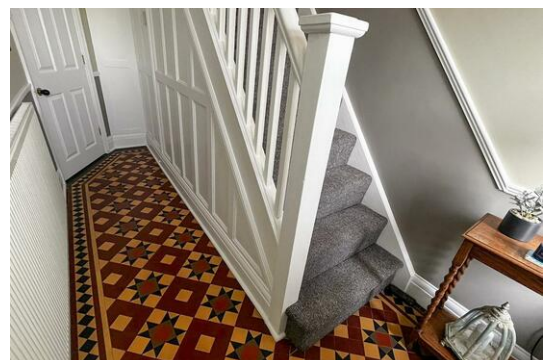


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

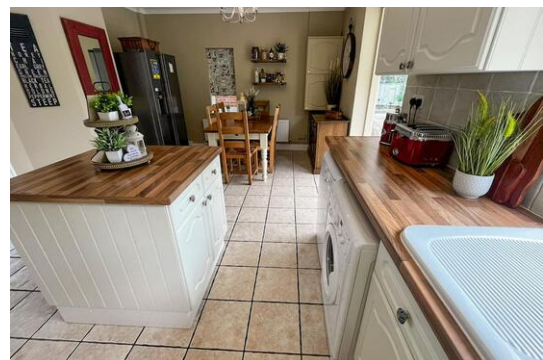
High Street Loscoe DE75 7LG Offers Over £300,000



FEATURES:

- THREE DOUBLE BEDROOMS
- THREE STOREY
- DRIVEWAY PROVIDING AMPLE OFF STREET PARKING
- STUNNING THROUGHOUT
- SHOW HOME CONDITION
- GORGEOUS LANDSCAPED GARDENS
- EN SUITE
- SOUGHT AFTER LOCATION
- CONSERVATORY
- OPEN PLAN KITCHEN DINER / LIVING SPACE

COUNCIL TAX BAND: C EPC RATING: D



Entrance Hallway

Entrance via composite door, original tiled flooring, radiator, stairs rising to the first floor with original panelling, door to kitchen diner.

Kitchen Diner

5.79 m x 3.66 m (19'0" x 12'0")

UPVC window to rear, a modern fitted kitchen comprising of base and wall units with work surface and feature island, sink unit with drainer, space for oven, space and plumbing for washing machine and dishwasher, part tiled walls, radiator, space for american style fridge freezer, feature cast iron fireplace, pantry cupboard with window to side, cupboard housing the boiler, door to lounge and opening to conservatory.

Conservatory

3.35 m x 2.44 m (11'0" x 8'0")

Tiled flooring, spotlights, UPVC Windows to rear and french doors to rear garden.

Lounge

3.94 m x 3.63 m (12'11" x 11'11")

UPVC bay window to front, radiator, tv point, multi fuel burner, coved ceilings.

First floor landing

UPVC window to front aspect, with stairs rising to the second floor, feature arch.

Bedroom

3.91 m x 3.63 m (12'10" x 11'11")

UPVC windows to front and side, enjoying far reaching views, radiator, wood effect flooring, coved ceilings, decorative

panelling to the walls.

Bedroom

3.66 m x 3.35 m (12'0" x 11'0")

UPVC window to rear, enjoying views over the garden, radiator, cast iron fire place.

Shower Room

A modern three piece suite comprising of double shower with glass door, low level WC, hand wash basin, radiator, spot lights, wood effect flooring, UPVC window to rear.

Second Floor

Door to bedroom three, UPVC window to side.

Bedroom

4.57 m x 5.18 m (15'0" x 17'0")

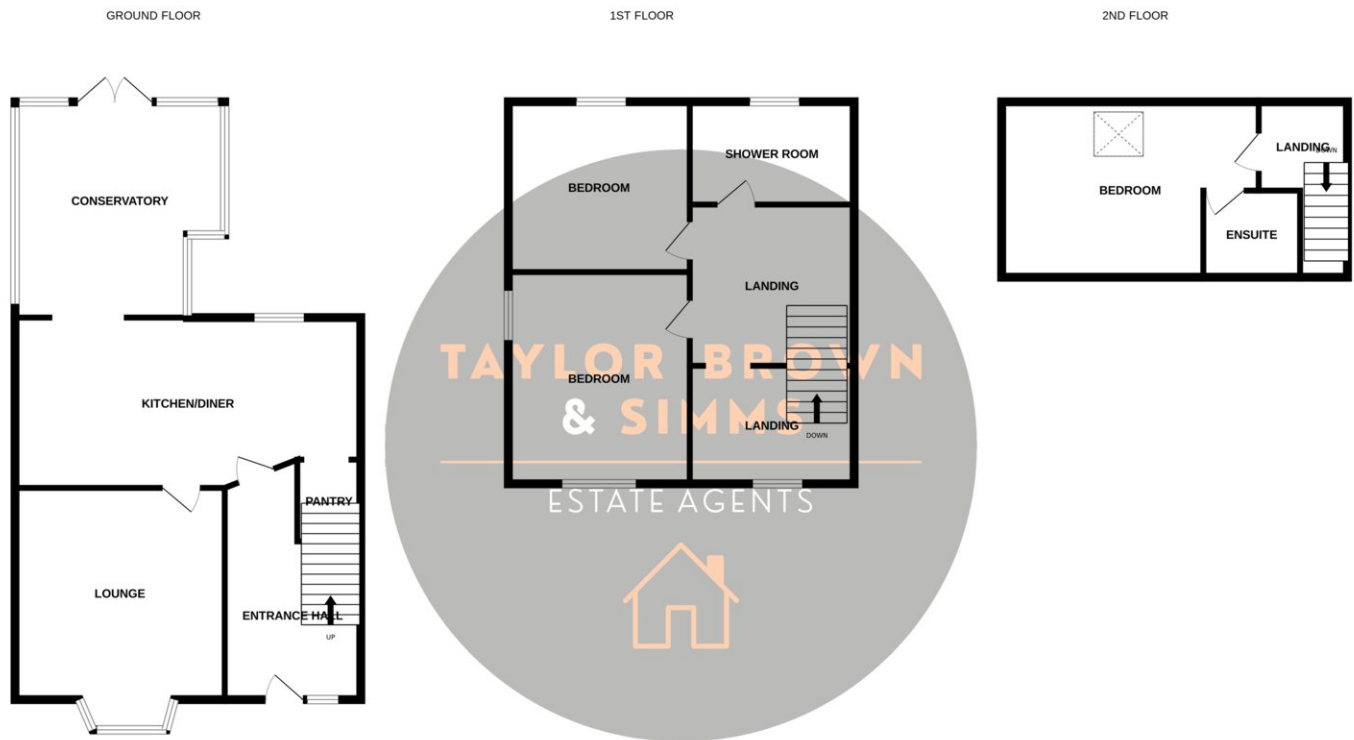
Radiator, velux window to rear, spot lighting, door to en suite.

En Suite

Three piece suite comprising of Low level Wc, wash basin, shower cubicle, extractor fan.

Outside

To the front of the property there is ample off street parking, borders with mature trees and shrubs, outside lighting, and side gated access leading to the rear garden. To the rear of the property is a beautiful landscaped garden, decking area, patio areas, stunning mature trees and shrubs, outside cold tap, lawn area, with timber borders and a feature arch leading to a summer house and shed with power.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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