

# Sinclair

4 Finsbury Avenue, Loughborough

Loughborough

£289,950

# 4 Finsbury Avenue

Loughborough

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Flexible Accommodation
- Extended To The Rear
- Generously Proportioned Garden
- Downstairs Room With En-Suite
- 2/3 Bedrooms
- Driveway & Parking



### Hall

UPVC double glazed entrance door through to the entrance hall. The entrance hall has stairs accessing the first floor, radiator, solid wood flooring and door accessing the living room.

### Living Room

14' 4" x 10' 7" (4.37m x 3.23m)

The living room has UPVC double glazed window, radiator solid wood flooring, doors accessing the separate dining room and a lobby which leads to a further hallway. The inner hallway has a UPVC double glazed door to the front and drive, radiator, solid wood flooring and door accessing reception room/ bedroom three

### Bedroom / Reception Room

13' 10" x 11' 1" (4.22m x 3.38m)

This room offers flexibility to the property and has been used as an additional sitting room and bedroom in the past as it benefits from an adjoining en suite shower room. Ideal for owners who require a downstairs bedroom facility. The room has solid wood flooring and UPVC double glazed French patio doors overlooking and accessing the garden. A radiator and door to the en suite.

### En Suite

The ensuite is fitted with a shower cubicle, wash hand basin, heated chrome towel rail and door accessing a separate WC.

### Dining Room

8' 10" x 9' 7" (2.68m x 2.91m)

The dining room has solid timber flooring, radiator and open access to the breakfast kitchen



### **Breakfast Kitchen**

15' 7" x 7' 1" (4.75m x 2.16m)

The kitchen is fitted with a 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over and cupboards under, fitted units to the wall of base, plumbing for washing machine and space for tall standing fridge freezer. There is a gas hob with oven under an extractor fan over, a breakfast bar, tiled floor flooring, radiator and UPVC double glazed window and door overlooking an accessing the rear garden

### **Landing**

The landing has timber doors accessing two double bedrooms, a bathroom and a useful storeroom.

### **Bedroom**

10' 5" x 11' 11" (3.18m x 3.63m)

The front bedroom has a UPVC double glazed window, radiator, wood flooring and a double built-in wardrobe/cupboard

### **Bedroom**

14' 8" x 8' 10" (4.47m x 2.69m)

(Minimum measurement 1.72m) The rear bedroom has two UPVC double glazed windows overlooking the garden, radiator and wood flooring.

### **Bathroom**

The main bathroom is fitted with a white modern suite comprising P shape shower panel bath with thermostatic shower and central tap, low flush WC and vanity unit surmounted by a wash hand basin and cupboard under. A heated towel rail and tile flooring.

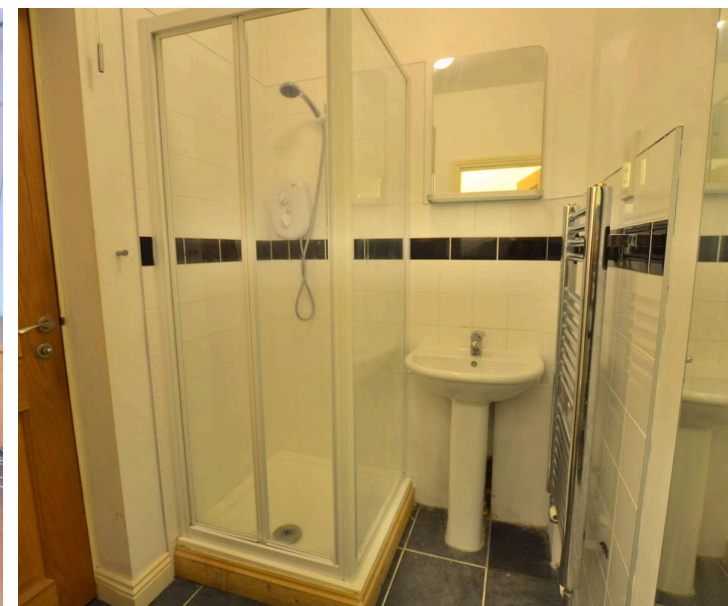
### **Store Room**

12' 9" x 2' 10" (3.89m x 0.87m)

UPVC double glazed window and Worcester combination gas fed boiler.

### **Note To Purchasers**

It should be noted to prospective purchasers that the property is currently going through probate and and exchange/ completion will not be possible until probate has been granted.









## **GARDEN**

The rear garden is a feature of Sale being generously proportioned with patio and gravel areas, a gazebo with handrail surround, the main lawn space and log roll edged planting borders

## **DRIVEWAY**

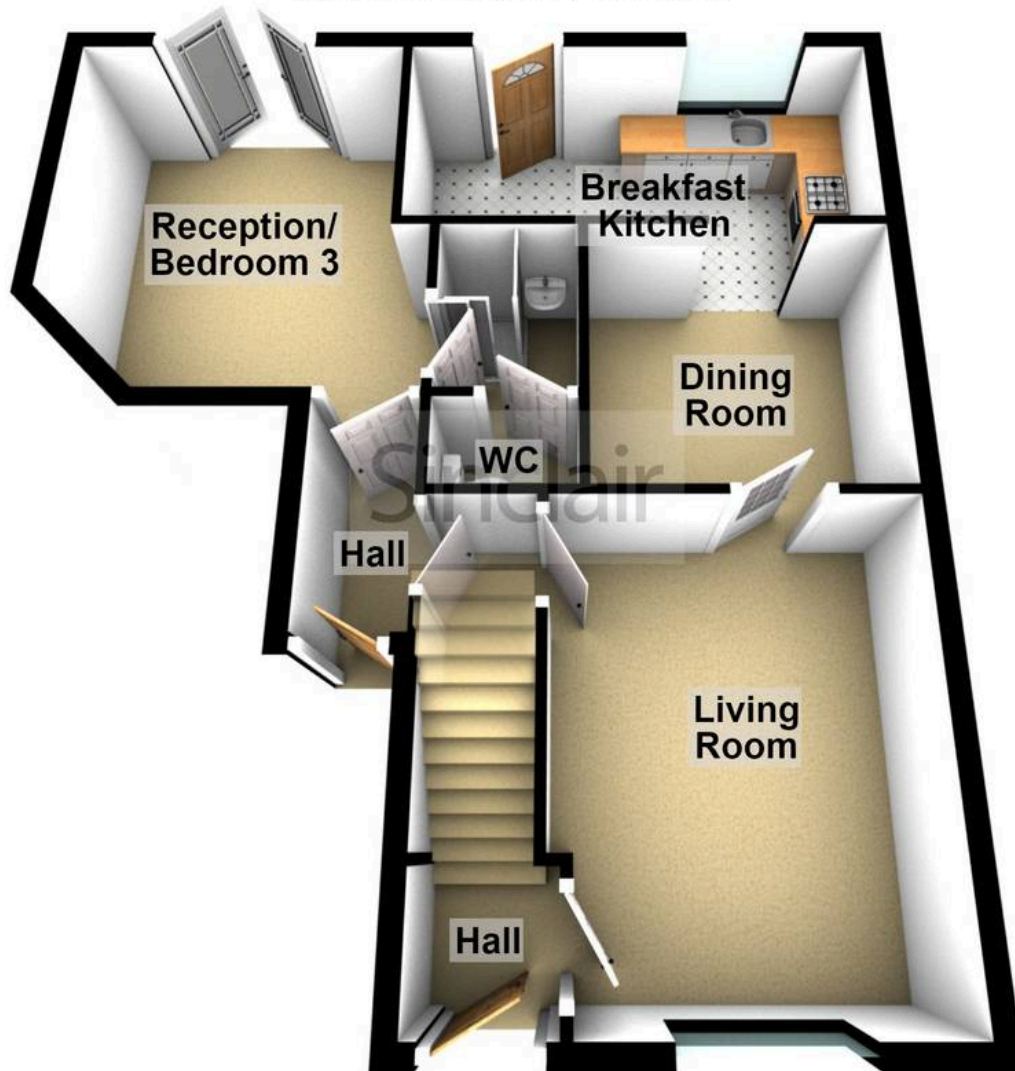
1 Parking Space

To the front of the property is a block paved driveway providing off-road parking and side access leading to the rear garden



## Ground Floor

Approx. 59.2 sq. metres (637.0 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.3 sq. feet)





## Sinclair Estate Agents

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