

Sinclair



Maclean Avenue, Loughborough

Loughborough

£310,000

4 Maclean Avenue

Loughborough

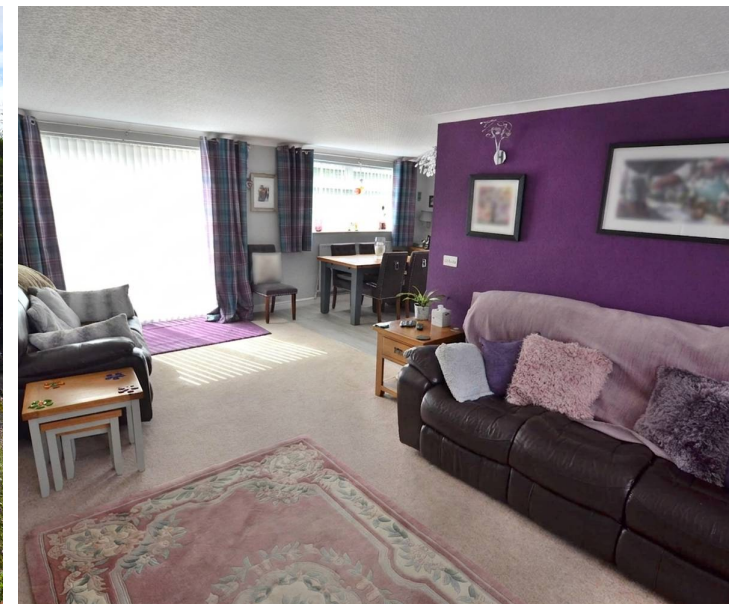
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended Detached Property
- Three/ Four Double Bedrooms
- Open Plan Living Space
- Downstairs WC
- Driveway & Parking
- Modern Fitted Kitchen



Hall

Composite double glazed entrance door to the reception hall, stairs accessing the first floor with an under stair storage cupboard and doors accessing the downstairs WC and open plan living space. Radiator.

Downstairs WC

Fitted with a low flush WC and vanity unit surmounted by a Belfast sink style wash hand basin with chrome mixer tap over and cupboards under. Cloaks hanging space and UPVC double glazed window.

Open Plan living Space

21' 2" x 9' 9" (6.45m x 2.97m)

(Measurements for Dining Area) The Open Plan living space is L-shaped with ample room for lounge, sitting and dining areas. The dining area has UPVC double glazed sliding patio doors overlooking and accessing the garden, further UPVC double glazed window and radiator. Door accessing the fitted kitchen and open access to the lounge area.

Lounge Area

12' 4" x 11' 2" (3.76m x 3.40m)

UPVC double glazed bow window, radiator and central feature fireplace with an electric free standing fire.

Kitchen

10' 9" x 9' 8" (3.28m x 2.95m)

The kitchen is contemporary in design with a one and a half bowl single drainer stainless steel sink unit with mixer tap over and cupboards under. There is a range of fitted handle-less units to the wall and base including pan drawers and worksurface with matching upstand. Gas hob with splashback and double electric eyelevel oven and grill. Plumbing for washing machine, contemporary radiator, UPVC double glazed window and door overlooking and accessing the garden, further door accessing the second reception room/ bedroom four.



Reception Room Two/ Bedroom Four

15' 3" x 10' 4" (4.65m x 3.15m)

This room offers flexibility to the accommodation and has been used in the past as an additional reception room and fourth bedroom. UPVC double glazed window, radiator, wall mounted combination gas boiler.

Landing

The first floor landing gives way to three double bedrooms and family bathroom fitted with a white four piece suite. Loft access hatch and UPVC double glazed window.

Bedroom One

12' 11" x 11' 2" (3.94m x 3.40m)

(Measurements to the front of wardrobe/cupboards)
UPVC double glazed window overlooking the garden, radiator and a range of fitted wardrobe/cupboards, bedside cabinets with central dressing table area.

Bedroom Two

9' 0" x 11' 1" (2.74m x 3.38m)

UPVC double glazed window over looking the garden and radiator.

Bedroom Three

9' 9" x 9' 10" (2.97m x 3.00m)

UPVC double glazed window overlooking the front garden and radiator.

Bathroom

The bathroom is fitted with a white four piece suite comprising panel bath, low flush WC, wash hand basin and walk-in shower cubicle with thermostatic shower. There are fully tiled walls and tiled flooring. UPVC double glazed window and chrome heated towel rail.





FRONT GARDEN

To the front of the property there is a block paved driveway and additional gravelled low maintenance garden.

REAR GARDEN

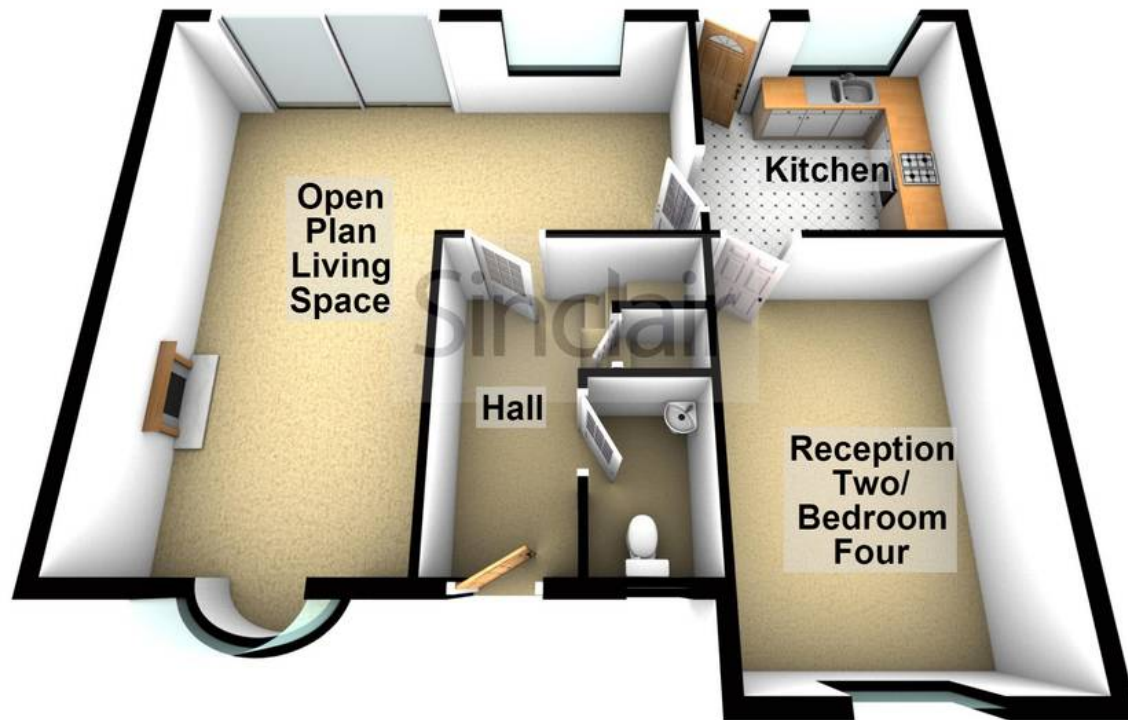
There is a well proportioned rear garden with slabbed patio area, a variety of plants and shrubs to the borders and the main garden is laid to lawn. Timber built shed.

OFF STREET





Ground Floor



First Floor





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