



**John Boden Way, Loughborough**

**welcome to**

## **John Boden Way, Loughborough**

Built in 2018 by David Wilson Homes is this modern three bedroom semi-detached family home in a popular residential location. In brief, comprising entrance hall, kitchen, downstairs wc, lounge, three bedrooms, family bathroom and private rear garden.

### **Entrance**

The property is entered through a double glazed front door into the entrance hall with carpeted flooring, inset mat, radiator, door to kitchen, lounge and wc and stairs leading to first floor.

### **Kitchen**

6' 9" x 10' 1" ( 2.06m x 3.07m )

A modern fitted kitchen with a range of matching wall and base units, roll edge work surfaces, sink and drainer with mixer tap, wall mounted combi boiler, plumbing for dishwasher and washing machine, space for fridge freezer, integrated four ring gas hob and electric oven and a double glazed window to the front elevation.

### **Lounge Diner**

15' 5" x 14' 5" ( 4.70m x 4.39m )

The lounge diner spans the full width of the home and has carpeted flooring, understairs storage cupboard, radiator, tv aerial point and double glazed French doors to the rear garden.

### **Ground Floor Wc**

The ground floor wc has a low level wc, wash hand basin and frosted double glazed window to side elevation.

### **First Floor Landing**

The first floor landing has stairs rising from the ground floor, carpeted flooring, doors to all first floor rooms and a loft hatch to a boarded loft.

### **Bedroom One**

12' 5" x 11' 1" ( 3.78m x 3.38m )

Bedroom one is equipped with fitted wardrobes and overstairs storage cupboard, radiator, carpeted flooring and two double glazed windows overlooking the front elevation.

### **Bedroom Two**

8' 1" x 10' 7" ( 2.46m x 3.23m )

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the rear.

### **Bedroom Three**

9' 11" x 6' 1" ( 3.02m x 1.85m )

Bedroom three has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

### **Bathroom**

The bathroom is fitted with a three piece suite including a bath with shower over, low level wc, pedestal hand wash basin, a heated towel rail and a dual voltage electric shaver point.

### **Outside**

To the front of the property is off road parking for two vehicles with the benefit of an EV charger and side access to the rear garden. To the rear is a private garden with lawn area and a raised decking area perfect for entertaining.





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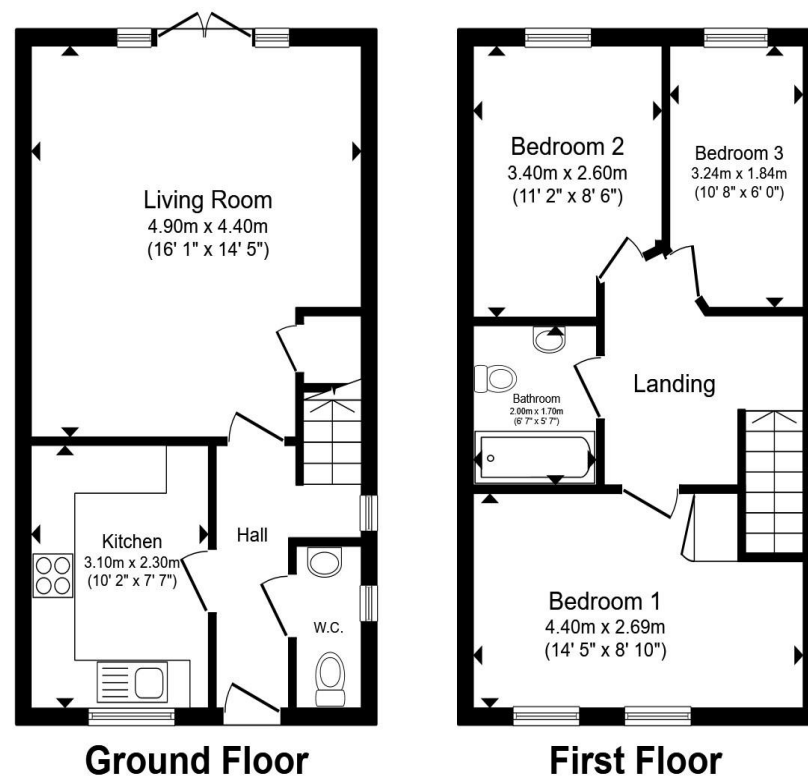
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## John Boden Way, Loughborough

- Secluded Cul de Sac Position
- Side by Side Off-Road Parking
- EV Charging Point
- David Wilson Home
- Well Presented Throughout

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£245,000**



Total floor area 75.3 m<sup>2</sup> (810 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LBH115773 - 0003

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