



**Sharter Drive, Loughborough**

## welcome to

### Sharter Drive, Loughborough

Modern five bedroom detached home with flexible three-storey layout and gated access to driveway. Spacious lounge, open-plan dining kitchen, utility, WC. Top floor principal suite with skylit sitting area and modern en-suite, a master bedroom with en-suite and three well-proportioned bedrooms.

#### Entrance

Entrance to the property is via steps up to a upvc double glazed front door to entrance hallway. The entrance hallway has vinyl flooring, stairs to the first floor and doors to all ground floor rooms.

#### Lounge

22' x 11' 2" ( 6.71m x 3.40m )  
The lounge has a upvc bay window to the front elevation, electric fireplace, upvc double doors leading to the rear garden, two radiators, electric fireplace and carpeted flooring.

#### Reception Room

11' 2" x 10' 6" ( 3.40m x 3.20m )  
Reception room offers a double-glazed bay window to the front, carpet, radiator and offers a versatile space to be utilised as a snug, office or separate dining room.

#### Open Plan Kitchen/Dining Area

22' 4" x 14' 9" ( 6.81m x 4.50m )  
A fantastic open-plan dining kitchen designed for modern family living. The kitchen is fitted with classic wooden cabinetry, ample worktop space, a gas hob, double oven, and integrated appliances. The room accommodates a full-sized dining table which converts to a pool table, with an additional sitting nook that makes this space ideal for cooking, dining, and socialising. Large windows and patio doors ensure the area is beautifully light.

#### Utility Room

A practical separate utility room with fitted units matching the kitchen and space for laundry appliances. An exterior door offers easy access to the garden.

#### Ground Floor Wc

A downstairs cloakroom fitted with a modern white WC and washbasin.

#### Loft Conversion

31' 2" x 12' ( 9.50m x 3.66m )  
A superb top-floor principal suite offering a private, peaceful retreat. The spacious bedroom features characterful sloping ceilings, skylight windows, and plenty of room for freestanding furniture and access to the ensuite.

#### En Suite

A beautifully designed en-suite shower room with a modern corner shower, white suite, and elegant tiling. A skylight, spotlights and heated towel rail.

#### Master Bedroom

15' 1" x 11' 10" ( 4.60m x 3.61m )  
A generously sized double bedroom, access to ensuite, fitted wardrobe, double glazed window to the side elevation.

#### Ensuite

The second bedroom offers access to an ensuite with low level wc and handwash vanity unit, shower cubicle, heated towel rail and tiled walls.



## **Bedroom Two**

11' 6" x 10' 10" ( 3.51m x 3.30m )

Bedroom two offers fitted storage over bed, carpet, double glazed window to the front, radiator,



## **Bedroom Three**

12' 2" x 10' 10" ( 3.71m x 3.30m )

Bedroom three offers walk in wardrobe, carpeted flooring, radiator and a window to the front elevation.

## **Bedroom Four**

9' 6" x 9' 6" ( 2.90m x 2.90m )

Bedroom four offers a versatile space to be utilised as a fifth bedroom, office or dressing room, with carpet, radiator and a window to the rear.

## **Family Bathroom**

A stylish contemporary bathroom complete with a white three-piece suite. Features include a shower-over-bath, modern tiling, a heated towel rail, and a vanity area.



## **Outside**

Attractive frontage with a bay window, landscaped approach, and driveway parking for three cars leading to a detached garage access via electric gates. The rear garden offers stone floor finish, landscaped lawn, upper patio seating area, planted borders, hot and cold tap. Solar panels on the roof provide added efficiency and modern appeal.



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welcome to

## Sharter Drive, Loughborough

- Detached Family Home arranged over Three Floors
- Large Open-plan Dining Kitchen with Double Oven & Gas Hob
- Separate Utility Room & Ground Floor WC
- Two Master Bedrooms with Ensuites
- Lounge with Feature Fireplace & French Doors to Garden

Tenure: Freehold EPC Rating: A

Council Tax Band: F

**£525,000**



Total floor area 208.6 m<sup>2</sup> (2,245 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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