

Sinclair



262 Leicester Road, Loughborough

Loughborough

£315,000

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Sought After Location
- Re-Designed and Re-Fitted
- Stunning Kitchen & Bathroom
- Generous Garden Space
- Open Plan Living Space
- Beautifully Kept Home



Main Hallway

Contemporary entrance door through to the reception hall. The reception hall has stairs accessing the first floor with an under-stair storage cupboard. There's a radiator, inset spotlights to the ceiling and stain glass and leaded light window with fitted blinds. Oak door accessing the open plan living space.

Living Room

11' 5" x 11' 1" (3.49m x 3.37m)

(Measurements to the side of chimney breast/not including bay window) uPVC double-glazed bay window, radiator, fitted cupboards to the side of the chimney breast with inset spotlight down lights, open access to the extended dining kitchen (re-designed in layout and re-fitted since owned by the current vendor)

Dining Area

11' 11" x 11' 7" (3.62m x 3.52m)

(Measurements to the side of chimney breast) the dining area has double glazed patio doors overlooking and accessing the garden inset downlights to the side of chimney breast, radiator and open access to the fitted kitchen.

Fitted Kitchen

14' 11" x 6' 7" (4.55m x 2.00m)

The kitchen area has been re-designed in layout and re-fitted and comes with a single drainer sink unit with mixer/rinser tap over and cupboards under. There are fitted units to the wall and base with work surfaces which continued to a breakfast bar area. Under unit lighting, a range of integrated appliances including gas hob with oven under an extractor fan over, dishwasher and washing machine. Space for a free standing fridge freezer, contemporary wall mounted radiator, inset spotlights to ceiling, UPVC double glazed windows to two elevations. LED floor lighting



Landing

The landing has oak doors and a UPVC double glazed opaque glass window.

Bedroom One

13' 6" x 11' 1" (4.11m x 3.38m)

(Measurements are into bay window). There is a walk-in bay window with fitted blinds, a radiator and access to the dressing room/former bedroom three. It should be noted that the original third bedroom has been converted to a walk-in dressing room (off the main bedroom) to suit the current vendors requirements. It should also be noted that this room could be easily converted back to a third bedroom by opening the stud wall from the landing and blocking off the current access to bedroom one.

Bedroom Two

12' 1" x 11' 3" (3.68m x 3.42m)

UPVC double glazed window with fitted blinds overlooking the garden, radiator

Dressing Room (Former Bedroom Three)

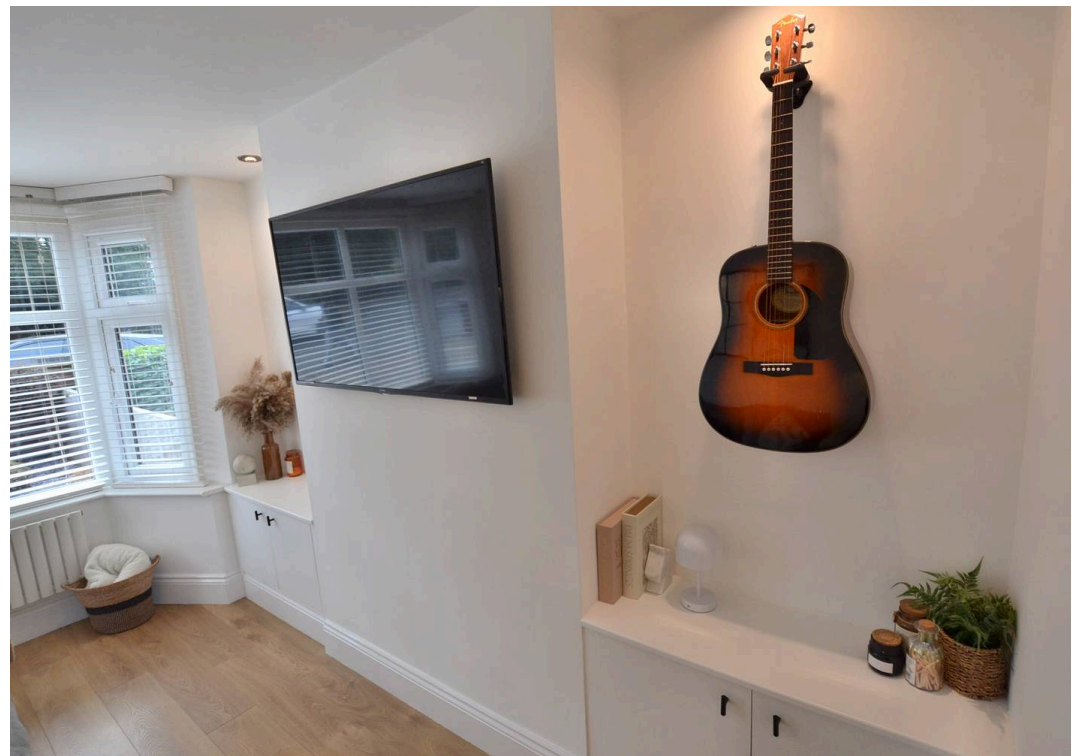
8' 0" x 6' 0" (2.44m x 1.82m)

(Measurements include stair bulkhead) UPVC double glazed window with fitted blinds. Radiator.

Bathroom

The bathroom has been re-fitted with contemporary white three-piece suite comprising double ended bath with centre mounted mixer tap and thermostatic shower over with additional showerhead and hose and larger drencher shower head. Vanity unit surmounted by a wash hand basin with mixer tap over and cupboards under, low flush WC. There is a heated towel rail and UPVC double glazed windows to two elevations. There is stylish slate style tiling and cupboard door accessing a concealed gas fed combination boiler. There is a loft access hatch with pull down ladder leading to a well proportioned loft.









FRONT GARDEN

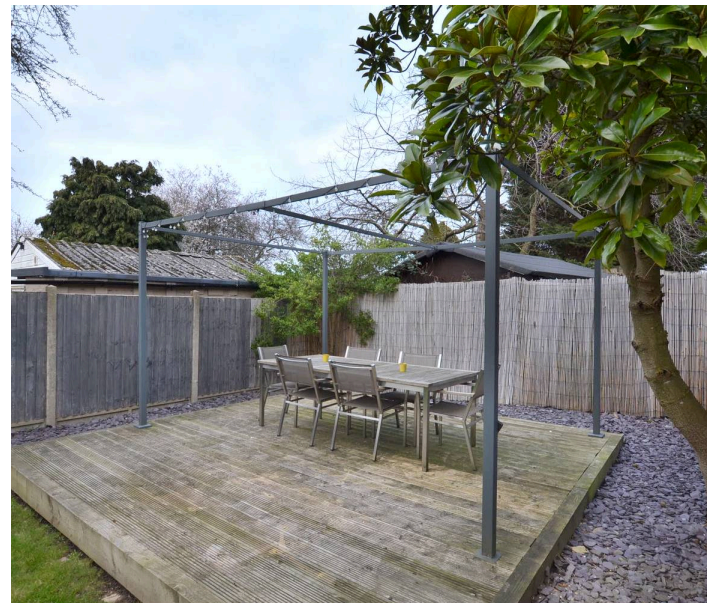
To the front of the property, there is a brick wall to the front boundary and a block paved driveway providing ample parking. The driveway continues to the side which in turn leads to the rear garden and garage.

REAR GARDEN

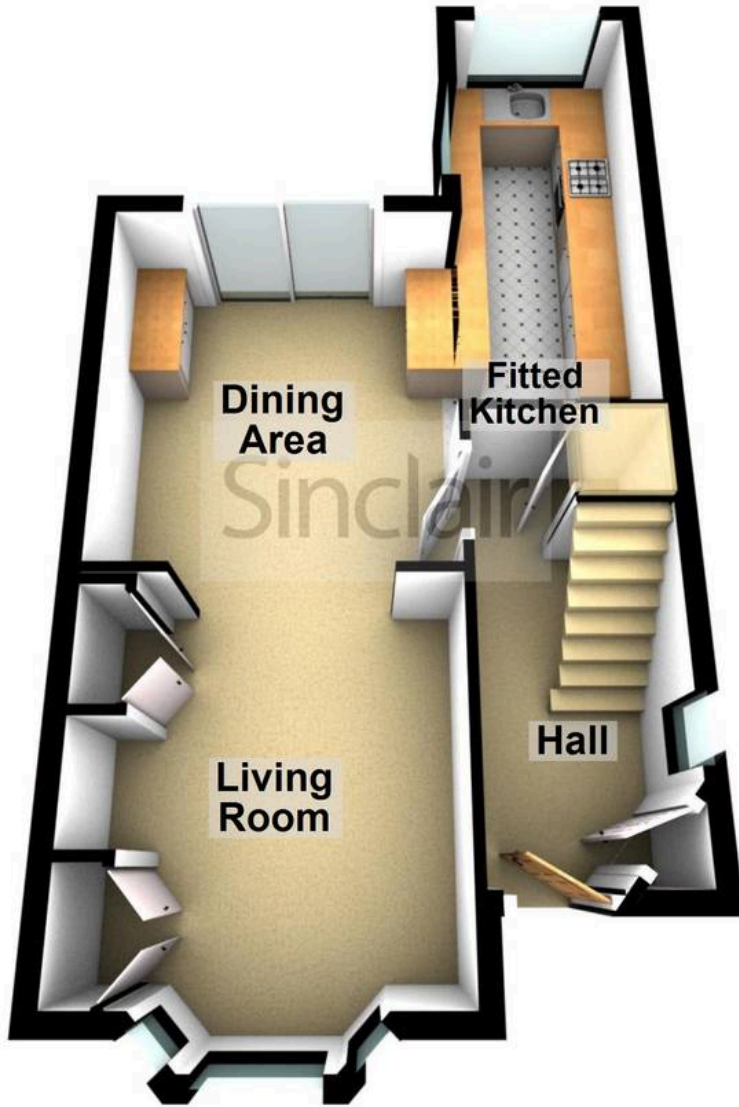
The rear garden has a slabbed patio area and outside electric points, railway sleeper edging which in turn leads to a garden laid mainly to lawn. There is a raised timber decking area to the rear boundary, timber screen fencing and two mature trees, in addition to a tree lined rear aspect. The garage has an up and over door, windows and personal access door to the side elevation. There is outside LED downlights to the patio area.

OFF STREET

DRIVEWAY



Ground Floor



First Floor





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