



**Christie Drive, Loughborough**

**welcome to**

## **Christie Drive, Loughborough**

NO UPWARD CHAIN! This spacious and well-presented family home offers versatile living with open plan reception room, generous rear garden and off-road parking for two vehicles, all set within a convenient location tucked away up a cul de sac within the Dishley area.

### **Entrance**

Entrance to the property is via a porch that leads to the entrance hall. The entrance hall has laminate flooring, stairs rising to the first floor and doors to all ground floor rooms.

### **Lounge**

16' 11" x 11' 5" ( 5.16m x 3.48m )

The ground floor features an open plan reception room providing flexible living and dining. The lounge has laminate flooring, two radiators and upvc double glazed windows.

### **Kitchen**

9' 3" x 7' 6" ( 2.82m x 2.29m )

The kitchen is fitted with a range of base and wall mounted units, space and plumbing for a washing machine, fridge freezer, gas cooker and hob, extractor fan and a door to the rear garden.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

### **Bedroom One**

16' 6" x 6' 11" ( 5.03m x 2.11m )

Bedroom one has carpeted flooring, fitted wardrobes, a radiator and a upvc double glazed window to the front elevation.

### **Bedroom Two**

10' x 9' 5" ( 3.05m x 2.87m )

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

### **Bedroom Three**

8' 11" x 8' 8" ( 2.72m x 2.64m )

Bedroom three has a walk-in wardrobe, carpeted flooring, a radiator and a balcony to the front elevation.

### **Bedroom Four**

8' 8" x 7' 9" ( 2.64m x 2.36m )

Bedroom four has carpeted flooring, a radiator and a upvc double glazed window.

### **Bathroom**

The bathroom is fitted with a three-piece suite which comprises of shower cubicle with shower over, low level wc and hand wash basin, vinyl flooring, tiled walls and a upvc double glazed window.

### **Outside**

To the front of the property there is a driveway providing offroad parking and a garage. To the rear there is a shared access garden with a pergola, a shed and gravelled areas.





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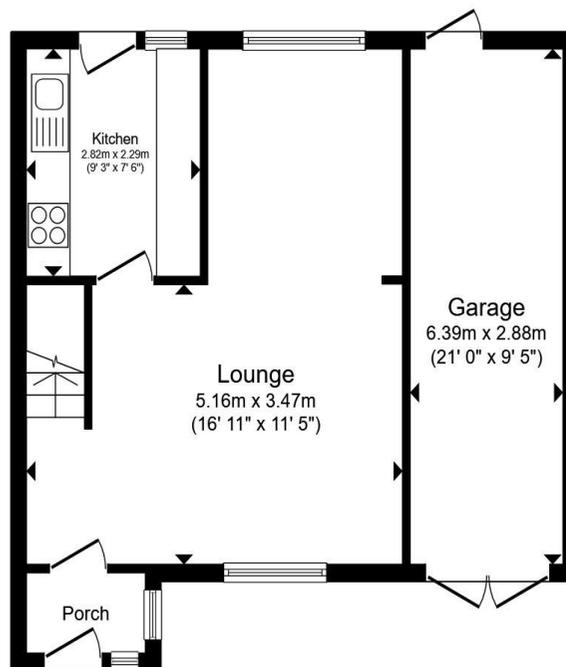
## Christie Drive, Loughborough

- Semi Detached
- Four Well-Proportioned Bedrooms
- Ideal for Investor or First Time Buyer
- UPVC and Gas Central Heating
- Kitchen

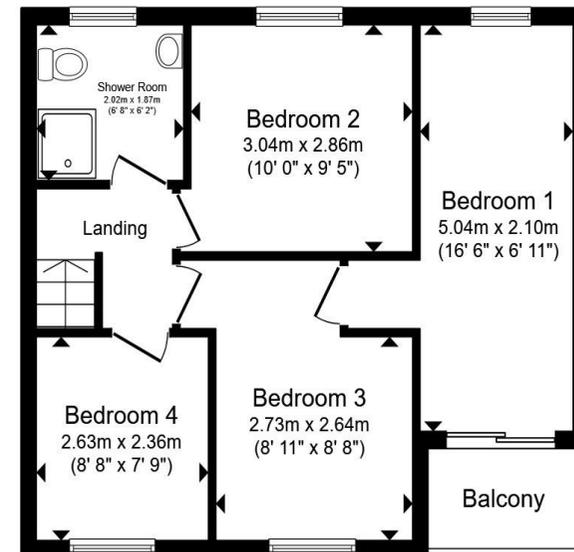
Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£299,950**



**Ground Floor**



**First Floor**

Total floor area 92.9 m<sup>2</sup> (1,000 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:  
LBH115547 - 0008

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