



**Cookson Place, Loughborough**



**welcome to**

## **Cookson Place, Loughborough**

An immaculate four bedroom detached house located within a quite cul de sac position in Loughborough. This property is well maintained and benefits from UPVC double glazing and gas central heating with four bedrooms, spacious kitchen diner, ground floor wc and two reception rooms.

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has storage under the stairs, a radiator, stairs rising to the first floor and doors to the lounge and kitchen.

### **Ground Floor Wc**

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

### **Lounge**

16' 3" x 10' 7" ( 4.95m x 3.23m )  
The lounge has a coal effect gas fire, a upvc double glazed window to the front elevation, a radiator, coving to the ceiling and carpeted flooring.

### **Second Reception Room**

13' 7" x 12' 6" ( 4.14m x 3.81m )  
The second reception room to the rear of the house offers a versatile space with French doors out to the rear garden, carpeted flooring, access through to the kitchen diner, coving to the ceiling and a radiator.

### **Kitchen**

11' 6" x 11' 8" ( 3.51m x 3.56m )  
The kitchen has ceiling spotlights, tiled flooring, a upvc double glazed window to the rear elevation, is fitted with a range of wall and base mounted units, a gas hob and oven, a radiator and integrated washing machine and fridge freezer.

### **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**

12' x 10' 1" ( 3.66m x 3.07m )  
Bedroom one has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

### **Bedroom Two**

10' 9" x 11' 9" ( 3.28m x 3.58m )  
Bedroom two has carpeted flooring, a storage cupboard, a upvc double glazed window to the front elevation, coving to the ceiling and a radiator.

### **Bedroom Three**

10' 3" x 8' 8" ( 3.12m x 2.64m )  
Bedroom three has carpeted flooring, coving to the ceiling and a upvc double glazed window to the rear elevation.

### **Bedroom Four**

10' 2" x 6' 9" ( 3.10m x 2.06m )  
Bedroom four has carpeted flooring, coving to the ceiling, a upvc double glazed window to the rear elevation and a radiator.





### Bathroom

The bathroom is fitted with a four-piece suite including panel bath, shower cubicle with shower over, low level wc and hand wash basin. The bathroom has a upvc double glazed window to the rear elevation and a heated towel rail.

### Outside

To the rear of the property the garden is mainly laid to lawn with a sandstone patio seating area and timber shed.

### Garage

16' 3" x 8' 2" ( 4.95m x 2.49m )  
The garage offers lighting and electrics.



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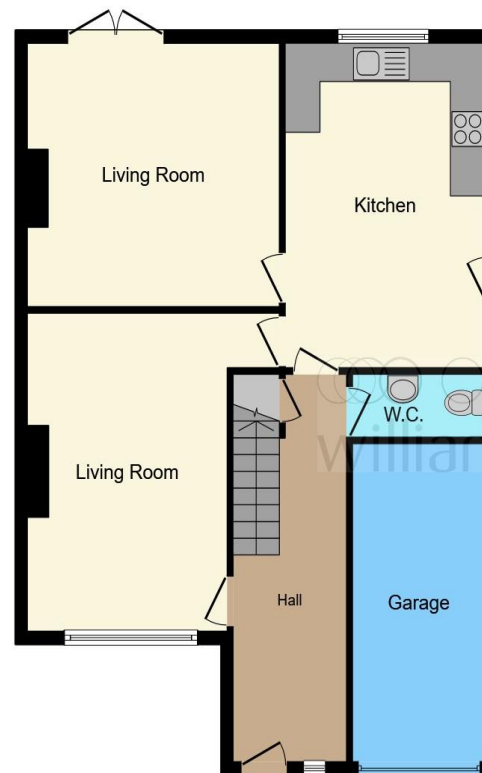
welcome to

## Cookson Place, Loughborough

- Four Bedroom Detached Family Home
- Enclosed Rear Garden
- Garage
- Two Reception Rooms
- Cul De Sac Position

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

**£380,000**



**Ground Floor**



**First Floor**

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