

# Sinclair

An aerial photograph of a residential neighborhood in Loughborough. The focus is on a large, three-story brick house with a grey tiled roof, a white garage door, and a small front lawn. The house has several windows, some with white frames, and a small porch. To the left of the house is a driveway and a small garden. To the right is a larger lawn area with some shrubs. The surrounding area consists of other similar brick houses, some with solar panels on their roofs, and green trees. A road is visible on the right side of the image.

106 Valley Road, Loughborough

Loughborough

£675,000

# 106 Valley Road

Loughborough, Loughborough

This stunning five/ six bedroom detached house has been refurbished since owned by the current vendors and offers a great opportunity to acquire a modernised forest side property with flexible and well proportioned accommodation throughout. The spacious layout includes five/ six bedrooms, depending on your requirements, and four bath or shower rooms, making it ideal for family living or those who enjoy entertaining guests.

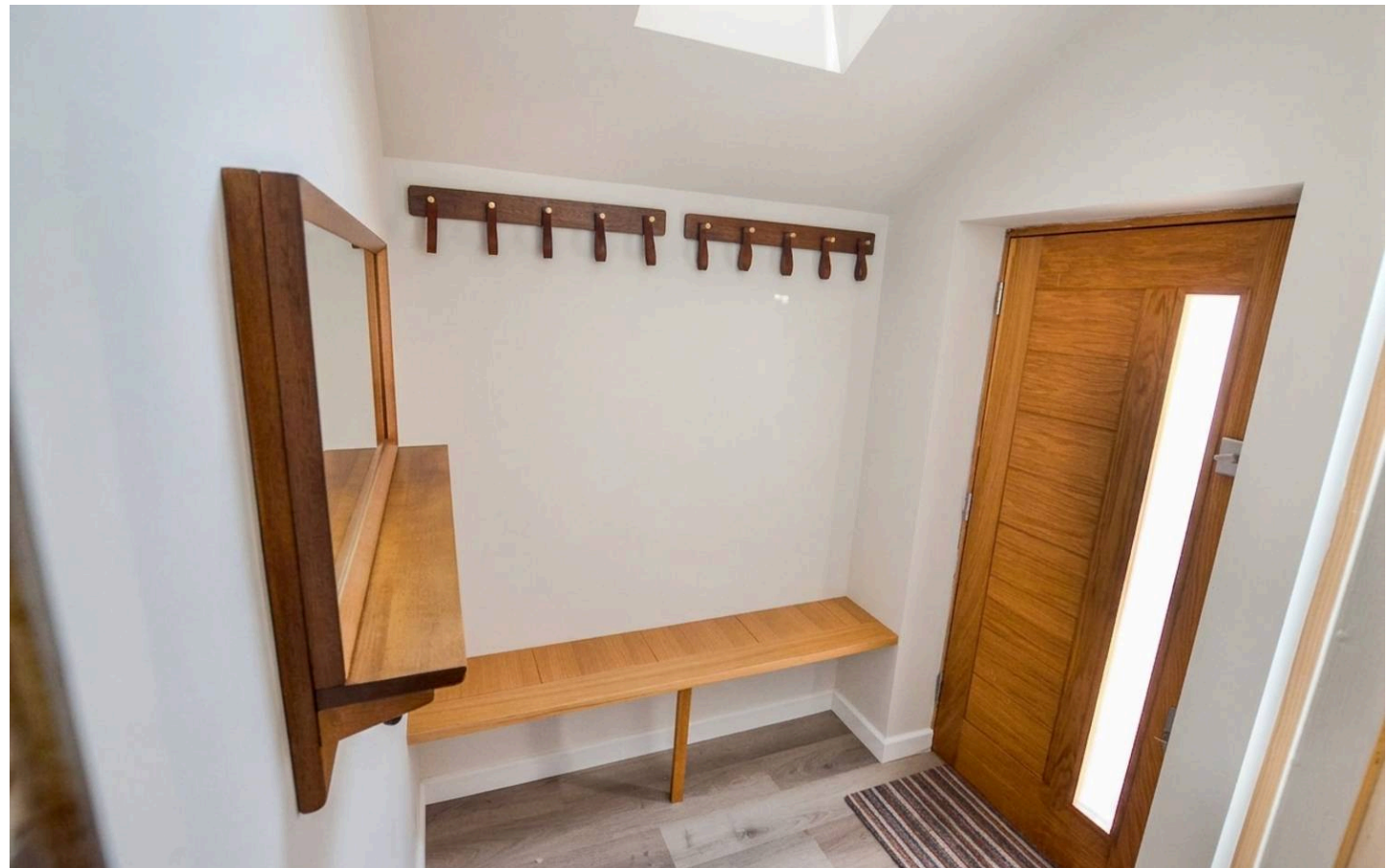
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning Forest Side Property
- Flexible & Well Proportioned Accommodation
- 5/6 Bedrooms
- 4 Bath/ Shower Rooms
- Landscaped Gardens
- No Upward Chain



### **Porch**

5' 7" x 5' 8" (1.69m x 1.72m)

Contemporary entrance door through to the entrance porch. The porch has a bench and stylish cloaks hanging pegs, double glazed sky light window and contemporary door within inset window through to the reception hall.

### **Reception Hall**

The reception hall has stairs accessing the first floor, radiator and timber contemporary doors accessing the downstairs WC main living room and separate sitting room/optional bedroom.

### **Downstairs WC**

Fitted with a low flush WC and vanity unit with wash and basin and storage

### **Sitting Room / Bedroom**

11' 6" x 11' 3" (3.51m x 3.44m)

2UPVC double glazed windows to 2 elevations, radiator. This room has the flexibility of being utilised as an additional reception room or ground floor bedroom.

### **Living Room**

24' 6" x 13' 11" (7.47m x 4.24m)

(Minimum measurement 2.91 m). The living room has a central feature fireplace with hearth surmounted by a wood burning stove and exposed brick surround. There is a useful alcoved area ideal for a study space, radiator, UPVC double glazed window and UPVC double glazed sliding patio doors accessing the garden. There is a door accessing the open plan family dining kitchen.

### **Dining Area**

11' 3" x 11' 1" (3.44m x 3.37m)

The dining area of the open plan kitchen has a radiator tiled floor flooring and UPVC double glazed sliding patio doors accessing and overlooking the garden. From the dining area to the kitchen is a breakfast bar island with granite style top and open access to the main kitchen.

### **Breakfast Kitchen**

26' 6" x 8' 8" (8.07m x 2.64m)

The kitchen is fitted with granite style work surfaces and an inset sink unit with mixer tap over. There are fitted units



### **Breakfast Kitchen**

26' 6" x 8' 8" (8.07m x 2.64m)

The kitchen is fitted with granite style work surfaces and an inset sink unit with mixer tap over. There are fitted units to the wall in base including pull out pantry cupboards, pan drawers and range of integrated appliances, including a Neff hob with extractor fan over, dishwasher and eyelevel double Smeg oven and grill. There is space for an American style fridge freezer, radiator UPVC double glazed window to 2 elevations and contemporary Door access accessing the front and driveway. There is a bifold door accessing the utility room

### **Utility Room**

10' 2" x 8' 4" (3.10m x 2.53m)

The utility room has a Belfast style sink with mixer tap over, fitted Units to the wall and base, plumbing for washing machine and space for tumble dryer, useful utility cupboard, space for a tall standing American style fridge freezer and door accessing the boiler room/ store

### **Boiler/ Storage Room**

The boiler room/store houses the hot water system and gas fed boiler and there are doors accessing the front and driveway

### **Landing**

On the first floor and landing gives way to 5 bedrooms (two bedrooms with en suite) and a bathroom and further shower room). UPVC double glazed window, loft access hatch and radiator.

### **Bedroom One**

13' 10" x 8' 9" (4.22m x 2.66m)

(Measurements not including room entry) The master bedroom is accessed via a lobby area which in turn gives way to the main bedroom, dressing room and en suite shower room The main bedroom has a UPVC double glazed window and radiator



### Bedroom One En-suite

Fitted with a modern suite comprising walk-in shower enclosure with drying area and thermostatic shower, low flush WC and vanity unit surmounted by a wash hand basin with drawer storage under. Heated towel rail and UPVC double glazed window.

### Dressing Area

6' 5" x 5' 5" (1.96m x 1.64m)

Double glazed skylight window and shelving, electric light and power

### Bedroom Two

14' 1" x 10' 8" (4.28m x 3.24m)

Open (measurements not including room entry) To the entrance of the room is a double fitted wardrobe, UPVC double glazed window and access to the main bedroom space. The main bedroom has UPVC double glazed windows to 2 elevations radiator and frosted glass sliding door accessing the en suite bathroom

### Bedroom Two En-suite

The en suite bathroom is fitted with a stylish bath with chrome taps and mixer showerhead over, low flush WC and vanity unit mounted by a wash hand base with drawer storage under. Heated towel UPVC double glazed window.

### Bedroom Three

14' 2" x 8' 11" (4.31m x 2.72m)

UPVC double glazed window and radiator

### Bedroom Four

11' 4" x 9' 3" (3.45m x 2.82m)

(Measurements to the front of wardrobe/cupboard) UPVC double glazed windows to two elevations, radiator and built-in double wardrobe/cupboard

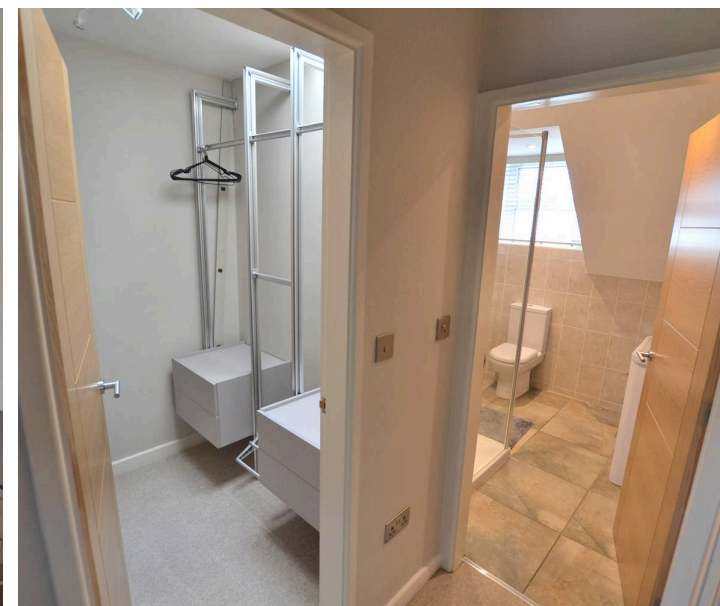
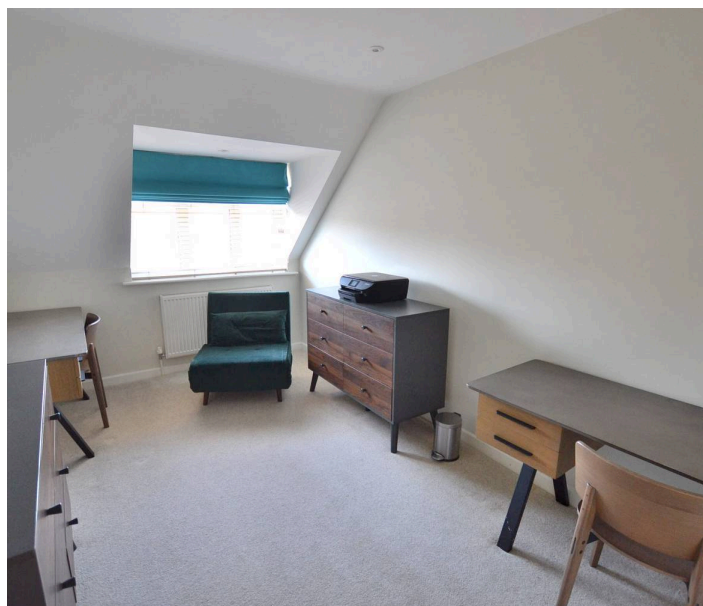
### Bedroom Five

9' 0" x 9' 2" (2.75m x 2.79m)

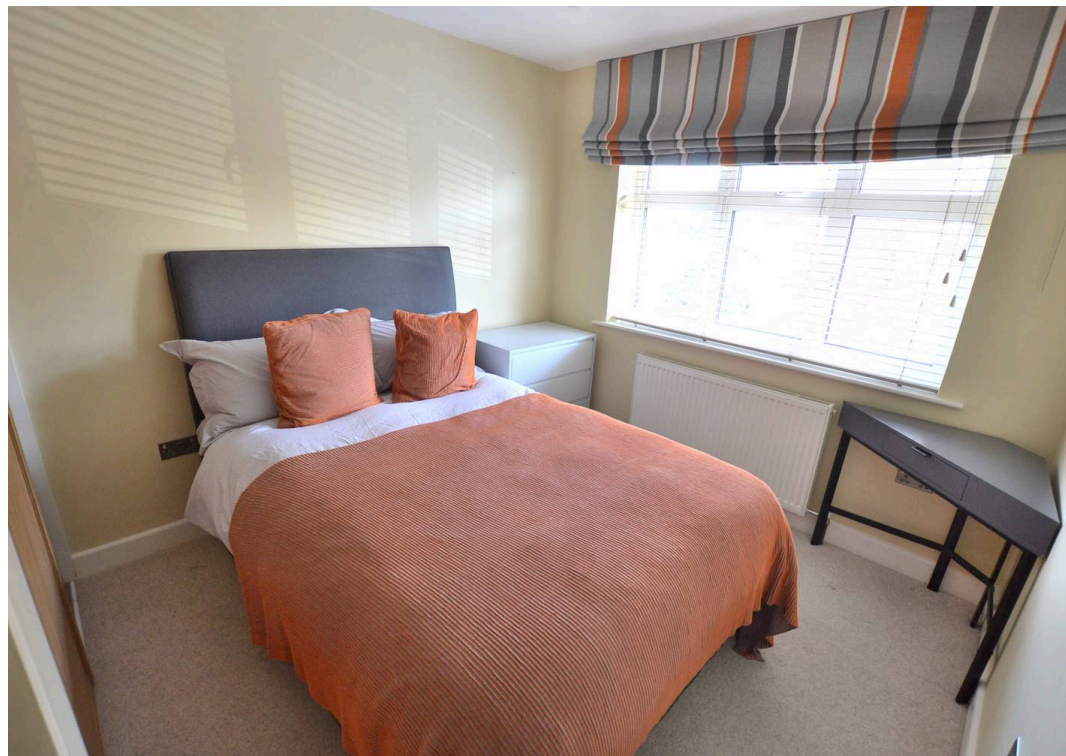
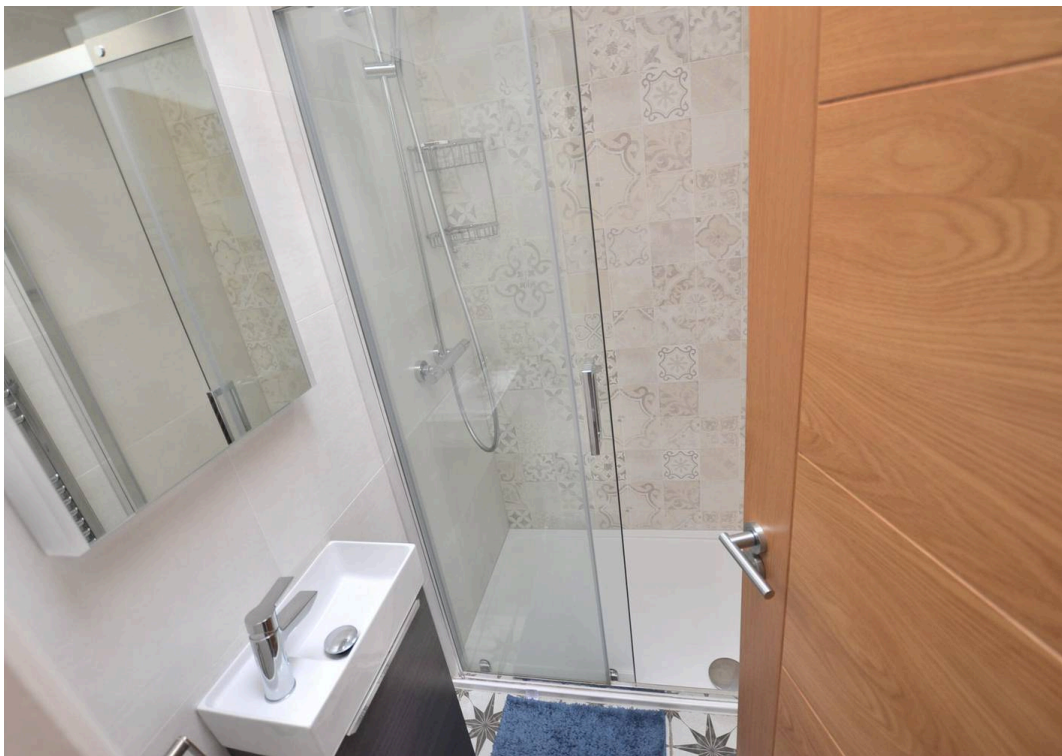
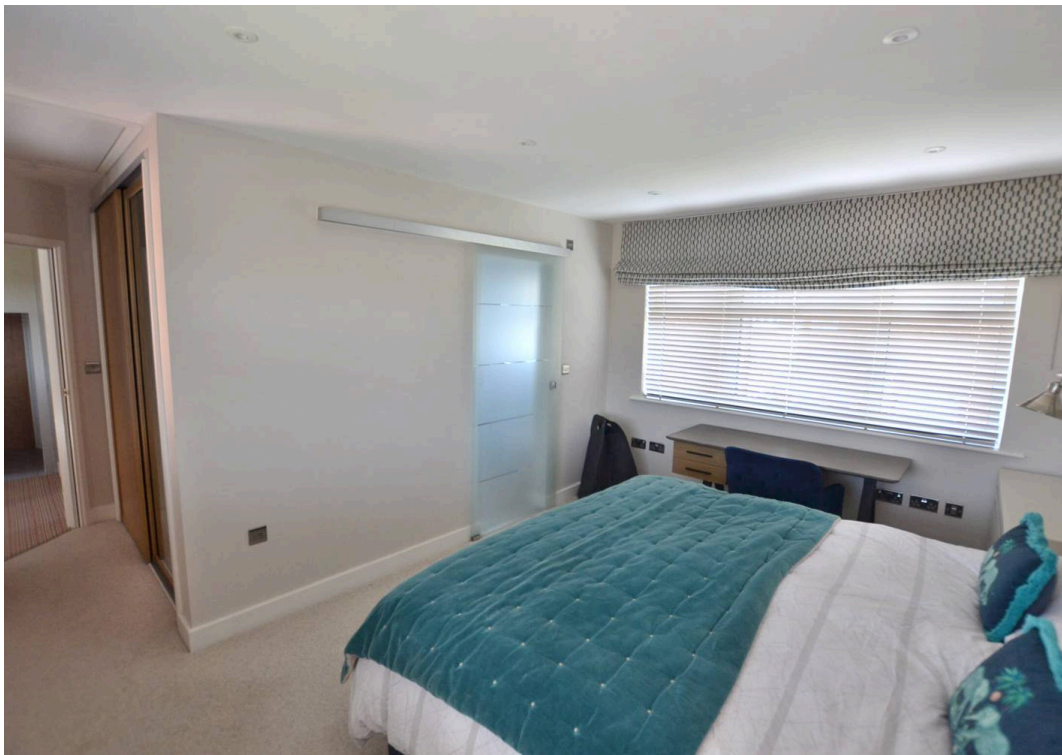
(Measurements to the front of wardrobe/cupboard) UPVC double glazed window, radiator and double built-in wardrobe/cupboard

### Family Bathroom

The family bathroom is fitted with a freestanding slipper style bath with floor mounted tall standing mixer shower tap. low flush WC and vanity unit mounted by a wash











### **FRONT GARDEN**

To the front of the property is a block paved driveway providing ample parking with railway sleeper raised planters and access to two entrance doors to the property. There is gated access leading to the side and rear.

### **GARDEN**

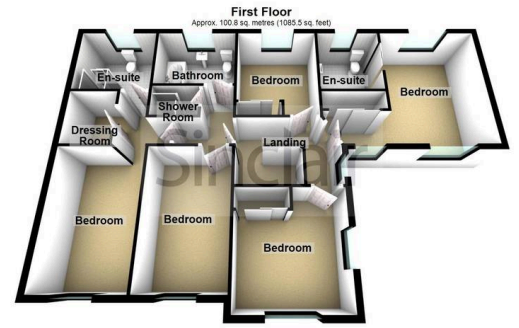
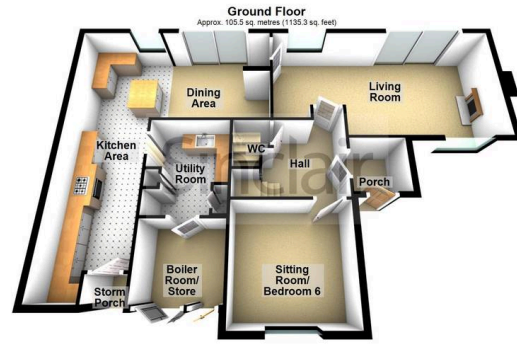
To the side the garden is laid mainly to lawn with mature plants and shrubs to the borders. There is a timber built storage shed, raised railway sleeper planters and open access to the landscape rear patio/entertaining garden area. The rear patio is on two levels and provides a super entertaining/eating space being located directly from the family dining kitchen. There is a variety of plants and shrubs to the border and timber screen fencing. There is outside power and contemporary wall mounted lights.

### **DRIVEWAY**

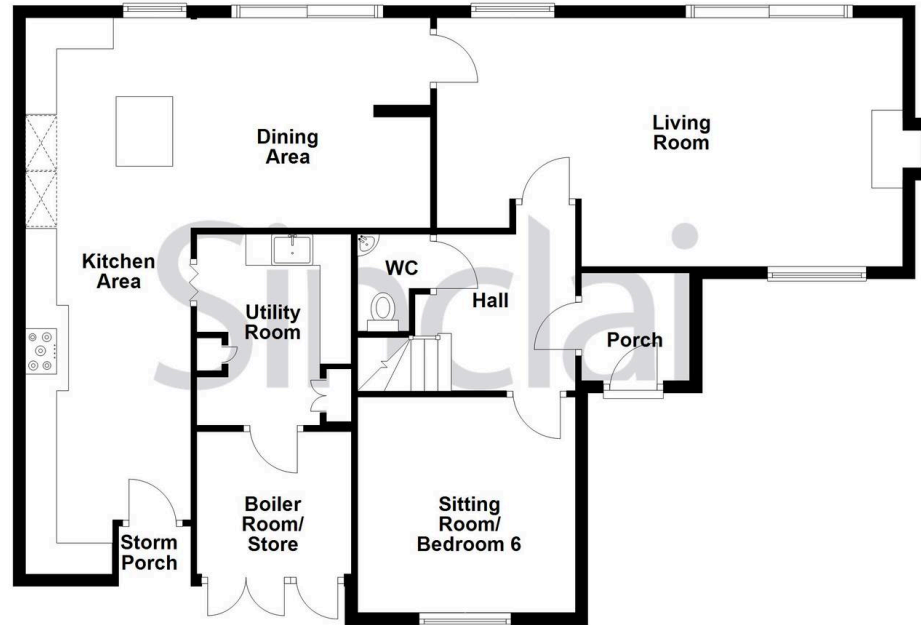
5 Parking Spaces

### **OFF STREET**

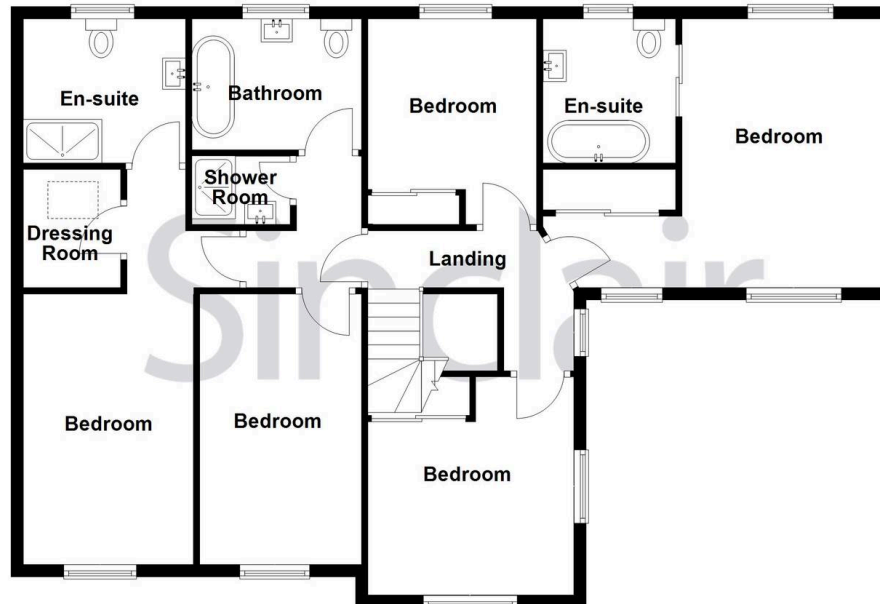




Ground Floor



First Floor





## Sinclair Estate Agents

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