

# Sinclair



58 Parklands Drive, Loughborough

Loughborough

£290,000

# 58 Parklands Drive

Loughborough, Loughborough

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended Semi Detached
- Open Plan Dining Kitchen
- Downstairs WC
- Forest Side Location
- Generous Garden
- Oversized Garage



### **Porch**

There is a UPVC double glazed entrance door through to the entrance porch. The entrance porch has a UPVC double glazed window mosaic patterned flooring and open access to the entrance hall.

### **Entrance Hall**

The entrance hall has stairs accessing the first floor, a radiator and door accessing the main living room.

### **Living Room**

13' 4" x 13' 9" (4.07m x 4.19m)

(Measurement to side of chimney breast and not including bay window) UPVC double glazed Bay window, feature fireplace with heart, wooden sides and over mantel, inset tiling and inset fire. Two radiators and double doors accessing the Open Plan family dining kitchen.

### **Open Plan Dining Kitchen**

15' 5" x 9' 9" (4.70m x 2.97m)

The kitchen area has a single drainer stainless steel sink unit with chrome mixer tap over and cupboards under. There are a range of fitted units to the wall and base, roll edge work surface continuing to a central and additional work surface area. There is a gas hob with oven under, an extractor fan over, integrated dishwasher and washing machine. To the dining area there is laminate flooring radiator and open access to the extension/sitting room/breakfast area.

### **Sitting Room**

10' 9" x 7' 10" (3.28m x 2.38m)

Radiator, UPVC double glazed double patio doors overlooking and accessing the garden. This room is currently used as an additional sitting area and has a door accessing an inner lobby which in turn leads to the downstairs WC.

### **Downstairs WC**

The downstairs WC is fitted with a low flush WC and vanity unit surmounted by a wash hand basin with cupboard under. Radiator.



## Landing

On the first floor landing its way to three bedrooms and a re-fitted modern bathroom. There is a loft access hatch  
Upvc double glazed window.

## Bedroom One

13' 7" x 10' 8" (4.13m x 3.25m)

(measurements are to the side of chimney breast and not including bay window) UPVC double glazed window.

Radiator

## Bedroom Two

10' 7" x 9' 8" (3.23m x 2.95m)

(measurements to the side of built-in cupboard). UPVC double glazed window overlooking the garden, radiator and a built-in cupboard housing the combination gas fed boiler

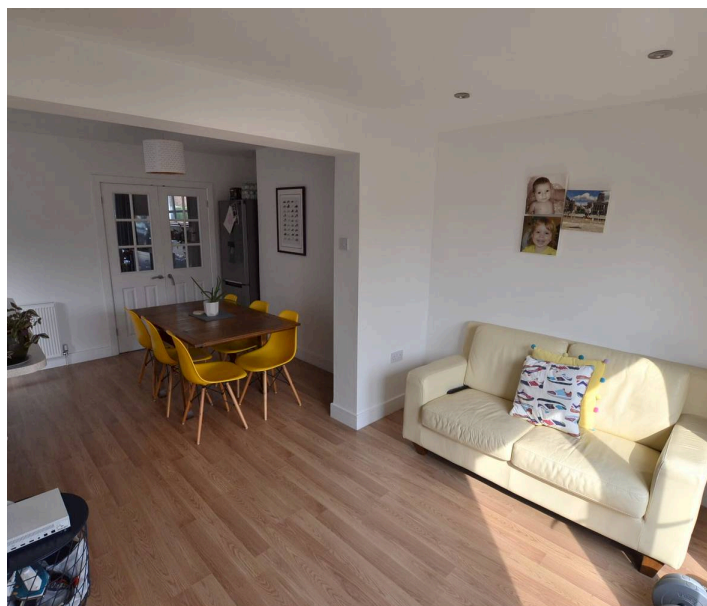
## Bedroom Three

9' 0" x 6' 1" (2.74m x 1.85m)

UPVC double glazed window. Radiator.

## Bathroom

The bathroom is fitted with a white modern suite comprising tiled panel bath with thermostatic shower over and drencher showerhead, a vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboard under and a low flush WC with concealed cistern. There is a heated towel rail and UPVC double glazed opaque glass window.







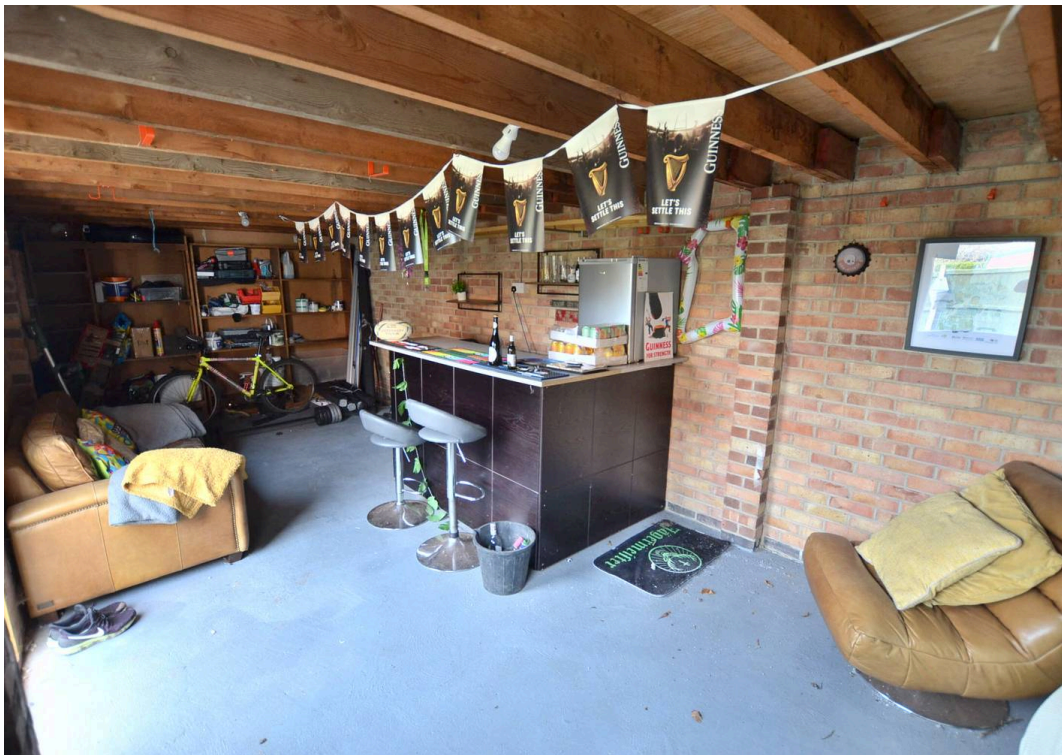
## **GARDEN**

Outside to the front of the property there is a gravel hard standing area and a driveway (shared) to the side which in turn leads to the oversized garage and gated access leading to the rear garden. The rear garden is a particular feature of sale being generously proportioned and has a decking area and gravel pathway which leads to the personal access door through to the garage and further decking seating area. The main garden beyond is laid mainly to lawn with mature trees, timber screen fencing and a private rear aspect.

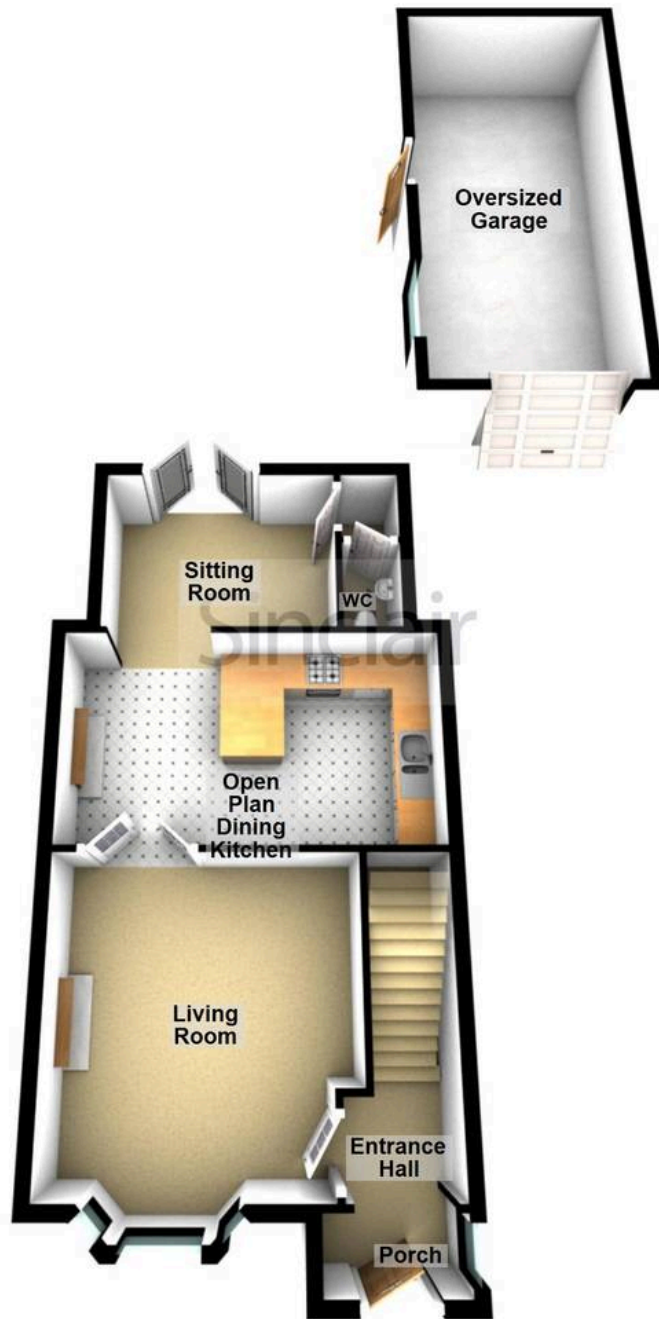
## **GARAGE**

## **OFF STREET**





Ground Floor



First Floor





## Sinclair Estate Agents

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