



Allendale Road, Loughborough

welcome to

Allendale Road, Loughborough

Beautifully presented four-bedroom family home that features include a generous dual-aspect lounge with French doors to the garden, a large kitchen/diner, utility room, ground-floor WC, four well-proportioned bedrooms including an en-suite to the master and off-street parking.

Entrance

The entrance hall providing access to the ground-floor living spaces. Finished in neutral decor with practical flooring, it offers a tidy and modern first impression, with stairs leading to the first floor.

Living Room

17' 5" x 11' 1" (5.31m x 3.38m)

A dual-aspect lounge featuring windows to the front and French doors opening onto the rear garden. This room includes a central feature fireplace.

Kitchen/Dining Room

17' 5" x 9' 9" (5.31m x 2.97m)

A beautifully presented kitchen/diner fitted with modern units and room for a family dining table. A great social space with a window overlooking the front aspect and direct access into the utility room.

Utility Room

7' 4" x 6' 9" (2.24m x 2.06m)

A practical and well-appointed utility room with additional storage and worktop space, plus plumbing for laundry appliances. Provides access to the rear garden.

Ground Floor Wc

A convenient downstairs cloakroom fitted with a modern WC and washbasin, finished in contemporary neutral decor.

Bedroom One

17' 5" x 11' 2" (5.31m x 3.40m)

A generous double bedroom, offering built-in storage and access to a private en-suite shower room. A peaceful and well-presented primary suite.

En-Suite

7' 5" x 5' 5" (2.26m x 1.65m)

A modern en-suite shower room fitted with a stylish shower enclosure, washbasin, and WC. Finished with contemporary tiling and fixtures.

Bedroom Two

14' 4" x 9' 8" (4.37m x 2.95m)

A well-sized double bedroom offering excellent space for furnishings. Neutral decor and a window either side.

Bedroom Three

9' 5" x 7' 3" (2.87m x 2.21m)

A comfortable bedroom, perfect for a child, guest, or home office. Finished in clean, modern decor to suit a variety of uses.

Bedroom Four

9' 6" x 6' 4" (2.90m x 1.93m)

A versatile bedroom located at the front of the home, ideal for use as a nursery, dressing room, or dedicated workspace.



Family Bathroom

A modern family bathroom fitted with a panelled bath, WC, and washbasin. Stylish tiling and a clean finish make this a practical and attractive space.

Rear Garden

A generous and enclosed rear garden with a lawned area and patio, ideal for outdoor dining. Direct access from the lounge via French doors creates a great indoor-outdoor flow.



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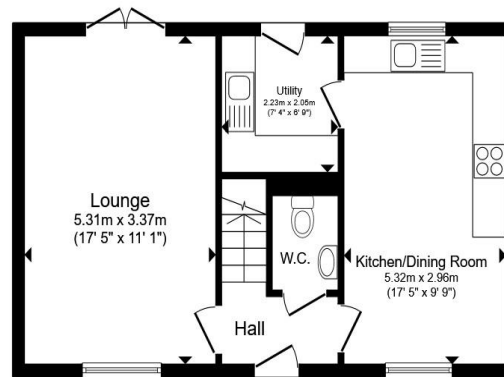
Allendale Road, Loughborough

- Spacious four-bedroom family home
- Utility room & ground floor WC
- Generous rear garden
- Off-road parking
- Dual-aspect lounge with French doors

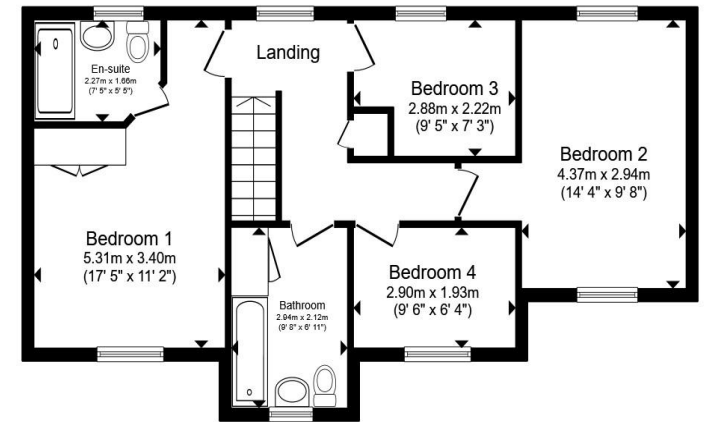
Tenure: Freehold EPC Rating: C

Council Tax Band: D

£355,000



Ground Floor



First Floor

Total floor area 107.1 m² (1,153 sq.ft.) approx

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Property Ref:
LBH115662 - 0003

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