



Knightthorpe Road,
Loughborough



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£344,000

- THREE BEDROOM DETACHED
- EXTENDED ACCOMMODATION
- 1200 SQUARE FEET
- STUNNING KITCHEN
- REFITTED SHOWER ROOM
- LANDSCAPED GARDEN
- FREEHOLD
- EPC rating D



This three bedroom detached home has been extended to the side and rear and provides outstanding levels of finish with exemplary presentation throughout and a footprint that is some 1200 square feet in size.

Features throughout including the stunning kitchen which has attractive flooring and bi-fold doors, oak internal doors, stylish three piece shower room and glass balustrade to name but a few.

Initially on entry via the glazed composite door, the hall is broad in its extent and has a Mediterranean style tiled floor with the aforementioned glass balustrade with storage beneath. The front sitting room has a double glazed box bay window and feature fireplace.

The lounge diner spans front to rear in excess of seven metres in length. Bi-fold link up to the kitchen which has a central island, breakfast bar with curved storage units and wine cooler, period style radiator with second set of bi-fold doors to the conservatory. A five ring AEG hob with designer extractor above with double oven, grill and microwave, plumbing for both a dishwasher and a washing machine, space for a tumble dryer. Large floor tiles really set the room off, lots of natural lighting provided by the abundance of glazing and artificial lighting via recessed LED lights.



The conservatory has double doors out to the landscaped garden and is equipped with underfloor heating.

At first floor is the landing with glass balustrade, roof space access hatch. The main bedroom is to the front with timber patterned flooring, accent wallpaper to the end gable wall, four recessed LED lights illuminate. The second double bedroom is to the rear with grey tongue and groove laminate flooring and a view over the garden with a cupboard discreetly housing the Viessmann combination boiler. Bedroom three has a wardrobe over the stairs, two cupboards over the bed recess and dressing table with drawers.

The "Amazing" shower room has both a fixed headed rainhead shower and handheld shower fittings respectively, fully tiled, sink unit with double drawer unit beneath and a hidden cistern WC by RAC ceramics. The illuminated mirror has Bluetooth audio.

To the outside, to the front the street scene is appealing with metal railings and two pairs of double gates providing secure enclosed parking. The rear garden is low maintenance with a paved path, landscaped areas, composite decking which is illuminated, waterfall feature, Venetian fencing to the rear elevation. To the right hand elevation, semi covered side storage with a block paved path leading round to the rear.

To find the property, from Loughborough town centre head north along the A6 Derby Road turning left on to Knightthorpe Road.



HALL 5.22m x 1.73m (17'1" x 5'8")

LOUNGE DINER 7.26m x 2.8m (23'10" x 9'2")

SITTING ROOM 3.69m x 4.17m (12'1" x 13'8")

KITCHEN 5.65m x 3.69m (18'6" x 12'1")

BEDROOM ONE 3.56m x 3.37m (11'8" x 11'1")

BEDROOM TWO 3.59m x 3.25m (11'10" x 10'8")

BEDROOM THREE 2.46m x 2.01m (8'1" x 6'7")

SHOWER ROOM 2.14m x 2.07m (7'0" x 6'10")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

DISCLAIMER

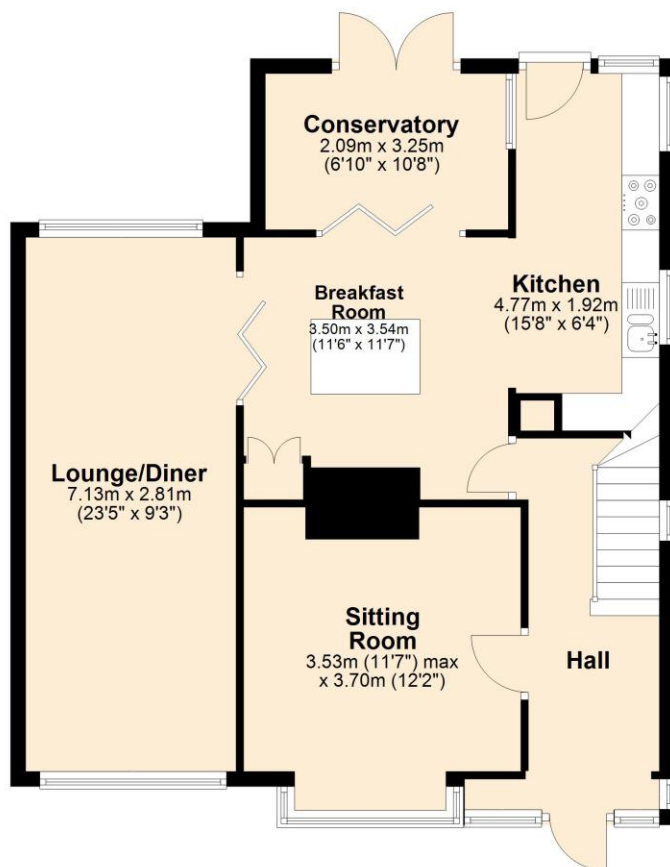
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REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

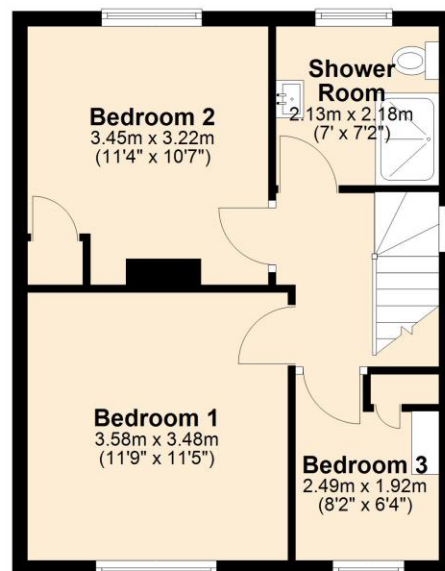
Ground Floor

Approx. 73.8 sq. metres (793.9 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 113.0 sq. metres (1216.0 sq. feet)





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