

inclair



8 Kestrel Lane, Mountsorrel

Loughborough

£265,000

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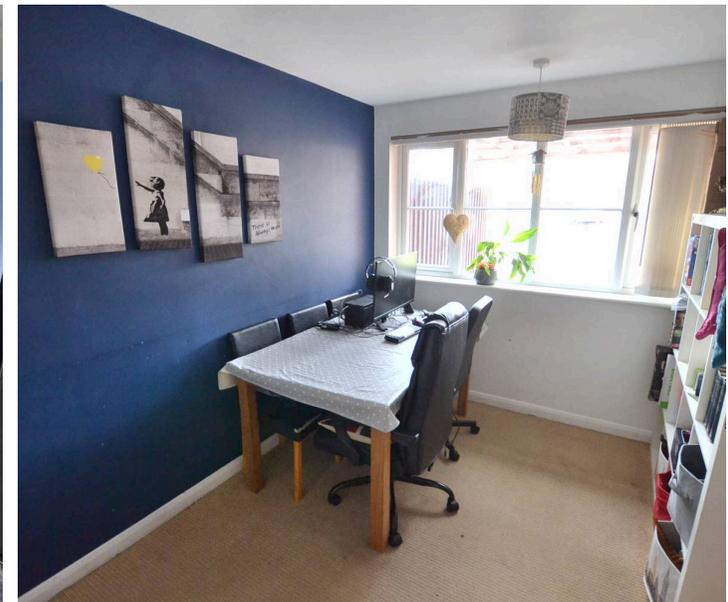
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Head of Cul De Sac Postion
- Converted Garage with Shower Room
- Private Rear Garden
- Three Bedrooms
- Combination Gas Boiler
- Re-Fitted Bathroom



Reception Hall

UPVC entrance door through to the reception hall. The reception hall has stairs accessing the first floor, cloaks hanging space, radiator and door to the living room.

Living Room

15' 11" x 9' 11" (4.84m x 3.02m)

The living room has a UPVC double glazed window, central feature fireplace, radiator and door access accessing the fitted kitchen

Fitted Kitchen

13' 8" x 9' 1" (4.17m x 2.77m)

The kitchen is fitted with a single drainer stainless steel sink unit with mixer tap over and cupboards under, there is a roll edge worksurface with tiled surround, space for a range oven with extract fan over, UPVC double glazed window overlooking the garden, radiator, space for a tall standing fridge freezer and plumbing for washing machine. There is a door accessing the rear garden and door through to the family/ dining room

Family/ Dining Room

12' 1" x 8' 6" (3.68m x 2.59m)

The dining/family room offers flexibility to the accommodation. UPVC double glazed window, radiator and door accessing downstairs shower room. This room could also suit a bedroom with ensuite for those requiring ground floor living.

Shower Room

The shower room is fitted with a white three-piece modern suite comprising shower cubicle, low flush WC and wash hand basin. Radiator.



Landing

On the first floor, a landing gives way to 3 bedrooms and re-fitted family bathroom. There is a storage cupboard and loft access hatch with pull down ladder leading to a boarded loft with electric light.

Bedroom One

13' 9" x 9' 6" (4.20m x 2.89m)

UPVC double glazed window overlooking the garden, radiator.

Bedroom Two

9' 11" x 6' 7" (3.02m x 2.00m)

UPVC double glazed window, radiator

Bedroom Three

7' 2" x 7' 1" (2.18m x 2.15m)

UPVC double window, radiator and built-in wardrobe/cupboard

Bathroom

The bathroom is re-fitted with a modern white three-piece suite comprising panel bath with combination shower tap, low flush WC and pedestal wash hand basin. There is a heated chrome towel rail, tiled splashback and UPVC double glazed opaque glass window.





FRONT GARDEN

There is a driveway providing off road parking and covered car port.

REAR GARDEN

There is a decking area with canopy over and access to an outside utility store. The main garden is laid to lawn with planting areas and two timber built sheds.

CAR PORT

OFF STREET



Ground Floor



First Floor





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