



Blithfield Avenue,
Loughborough



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£320,000

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- QUALITY GARDEN
- CONSERVATORY
- MATURE REAR GARDENS
- 'PRESS-CRETE' DRIVEWAY
- FREEHOLD
- EPC rating B



An impressive and well maintained detached family home occupying this quiet cul-de-sac location within Boothwood primary and Delisle/Charnwood College secondary school catchment along with excellent community links nearby at M1 motorway Junction 23.

The property features an owned solar system reducing overall energy costs, a quality conservatory and a beautiful, private and mature rear garden enjoying a leafy backdrop.

Enter enter through the hallway and directly into the front lounge with living flame effect gas fireplace and solid oak wood veneer floor runs from here through into the dining room.

The dining room is adjacent to the kitchen and could be opened up into one full width space if desired, At present this is a pleasant dining room with sliding patio doors leading into the conservatory. Conservatory is of brick and UPVC double glaze construction with an intelligent clear glass roof, fitted blinds, radiator, power sockets and light, and French doors leading out into the garden ideal for summer entertaining.

The modern high gloss handleless Kitchen has an integrated fridge, built in stainless steel electric oven, four ring electric hob and extractor, plumbing for dishwasher and quality porcelain sink. There is a uPVC double glazed side entrance door leading to outside, inner lobby with space for coats hanging, under stairs storage cupboard and this area leads to the half height tiled ground floor WC.



Upstairs there are four bedrooms (three double) with bedrooms one, two and four having built in wardrobes and bedroom three currently utilised as a home office.

The family bathroom has a four piece suite, including a separate shower enclosure with mixer shower in addition to an off tap over bath mixer shower, half height tiled walls and shaver point.

Property has a quality, low maintenance 'press-crete' driveway and frontage with parking for 2 to 3 cars and surrounding flowerbeds and integral single garage. Gated access to the side leads around to the beautiful gardens laid to lawn along with patio areas, surrounding border shrubs and flowers, space for garden shed and greenhouse, fully enclosed by timber fencing and enjoying a leafy backdrop!

Good to know; the property has UPVC double glazing throughout. Gas central heating powered by an Ideal conventional gas boiler located in the kitchen with separate hot water tank in the landing airing cupboard. Property has an owned solar panel system on the front elevation which generates a level of 'free electricity' at certain times of day with any remaining unused power being sold back to the National Grid.

To find the property; sat nav postcode: LE11 4SY - what3words: [///free.snake.moves](#)

HALLWAY 1.5m x 0.83m (4'11" x 2'8")

LOUNGE 6.55m x 3.47m (21'6" x 11'5")

DINING ROOM 3.48m x 2.71m (11'5" x 8'11")

CONSERVATORY 4.27m x 3.72m (14'0" x 12'2")

KITCHEN 3.44m x 2.71m (11'4" x 8'11")

GROUND FLOOR W.C. 2.51m x 1m (8'2" x 3'4")

LANDING 0.95m x 0.84m (3'1" x 2'10")

BEDROOM ONE 3.66m x 3.23m (12'0" x 10'7")

BEDROOM TWO 3.66m x 2.36m (12'0" x 7'8")

BEDROOM THREE 3.91m x 2.54m (12'10" x 8'4")

BEDROOM FOUR 2.85m x 2.53m (9'5" x 8'4")

BATHROOM 2.85m x 1.87m (9'5" x 6'1")





SERVICES

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

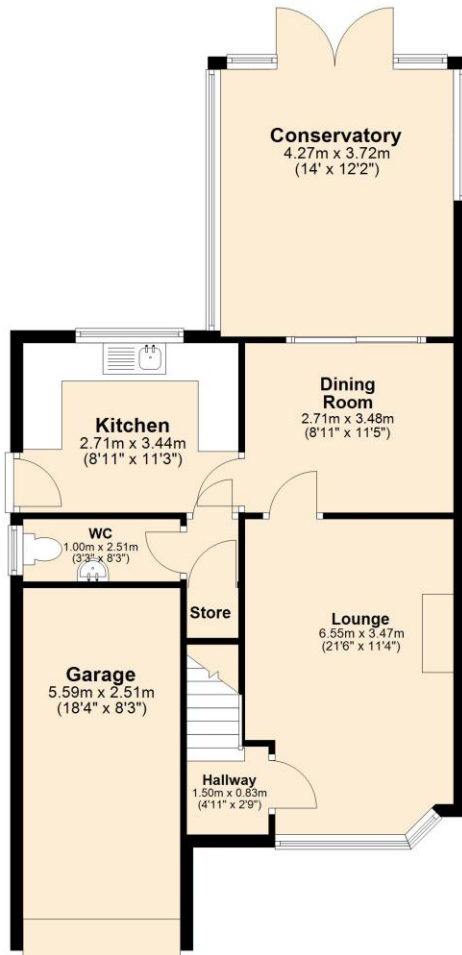
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

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.

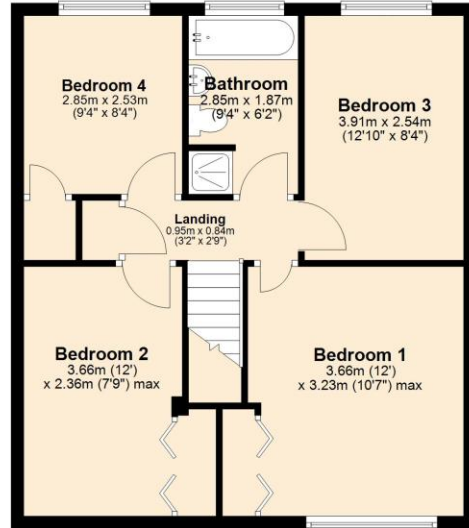
Ground Floor

Approx. 73.1 sq. metres (787.0 sq. feet)

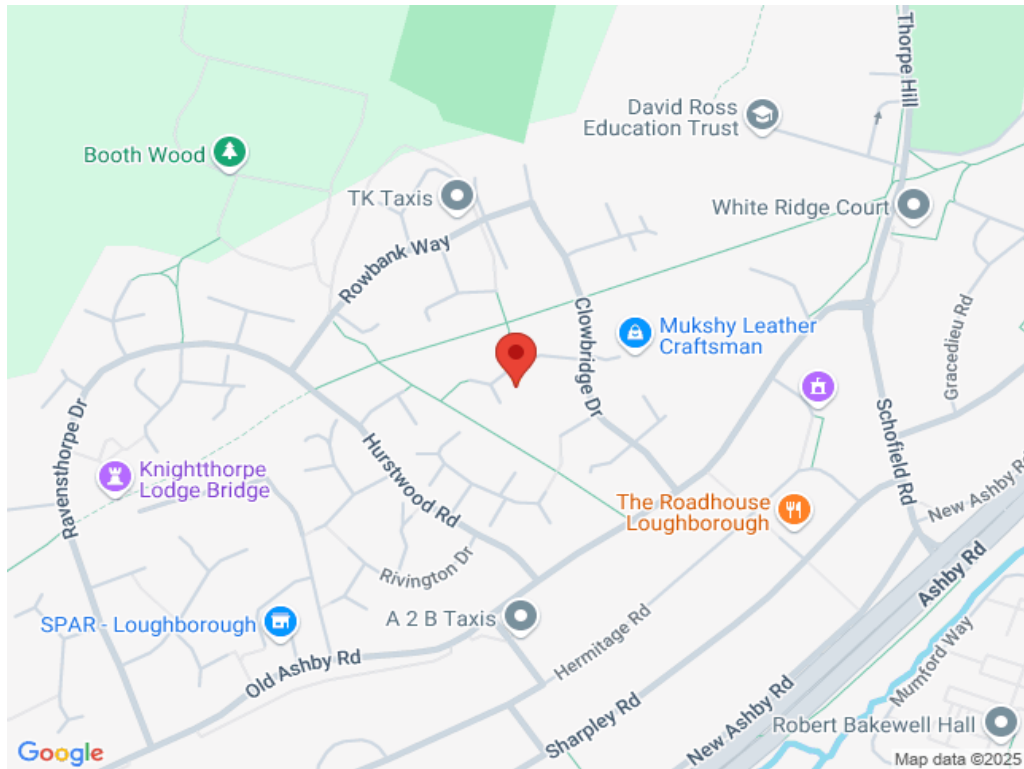


First Floor

Approx. 50.3 sq. metres (540.9 sq. feet)



Total area: approx. 123.4 sq. metres (1327.9 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk