



Nicolson Road, Loughborough

welcome to

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A rare opportunity on the coveted Forest Side: Four-bedroom family home with NO ONWARD CHAIN nestled in a tranquil cul-de-sac on Loughborough's most highly-regarded Forest Side, this well-presented four-bedroom detached house offers the ideal setting for a growing family.

Entrance

The property is entered via a UPVC double glazed door and provides access to the living room, kitchen and stairs rising to the first floor.

Lounge/Diner

27' x 10' 6" (8.23m x 3.20m)

Lounge/diner offers double glazed bay fronted windows, gas fireplace, laminate flooring, two radiators, access to the kitchen and double-glazed sliding door to the conservatory.

Conservatory

13' 2" x 12' 7" (4.01m x 3.84m)

The conservatory offers French double-glazed doors to the rear garden, tile flooring and an electric radiator.

Breakfast Kitchen

16' x 9' 5" (4.88m x 2.87m)

The kitchen offers laminate flooring, UPVC double glazed windows to the rear, gas hob and cooker, sink with drainer, plumbing for a washing machine and space for a dryer and fridge/freezer, a range of wall and base units, partially tiled walls and a radiator.

Cloakroom

The ground floor wc offers tiled flooring and walls, low flush wc, hand wash basin, extractor fan and a radiator.

Landing

The landing provides access to all first-floor rooms and houses the access to the loft which is partially boarded, offering additional storage space and is insulated.

Bedroom One

14' 1" x 9' 5" (4.29m x 2.87m)

Bedroom one offers double glazed windows to the front elevation, carpets and a radiator.

Bedroom Two

12' 4" x 8' 1" (3.76m x 2.46m)

Bedroom two offers double glazed windows to the front, carpet, storage cupboard and a radiator.

Bedroom Three

10' 5" x 7' 7" (3.17m x 2.31m)

Bedroom three offers double glazed windows to the rear, carpet and a radiator.

Bedroom Four

9' 1" x 7' 6" (2.77m x 2.29m)

Bedroom four offers wooden style laminate flooring, double glazed windows to the rear and a radiator.

Bathroom

The family bathroom offers tiled flooring, double glazed windows to the rear, panel bath with electric shower overhead, hand wash basin, wc, heated towel rail, extractor fan and a radiator.





Outside

Externally, the property benefits from driveway parking on the front garden, side access to a generously sized rear garden which is laid to lawn with a patio seating area and a shed which can be utilised as a workshop or removed to create space for a seating area. The integral garage also offer potential to be converted to an internal room if desired.

Interior Highlights

The property boasts a practical, flowing layout designed for modern family life:

- * Spacious Reception: Enter into a bright hallway leading to a generous, dual-aspect Lounge/Diner that provides ample space for both relaxation and formal entertaining.
- * The Conservatory Advantage: A key feature is the impressive large conservatory, creating a superb, sun-drenched second reception room that extends your living area and overlooks the private rear garden-ideal for a children's playroom or a home office.
- * Family Accommodation: The first floor is perfectly configured, offering three genuine double bedrooms and a well-proportioned fourth single, providing excellent versatility for a family or guests. All rooms are served by a central family bathroom.

Location

The property's practicality matches its desirable location:

- * Premium Location: Located in a quiet, established cul-de-sac, placing you in the most sought-after quarter of Loughborough.
 - * Parking & Garage: Benefits from driveway parking and an integral garage, which offers excellent storage or immediate potential for conversion into an additional reception room/study (subject to planning).
 - * Gardens: Enjoy a low-maintenance front garden and a generously sized rear garden, complete with a patio seating area for summer dining.
 - * Speedy Purchase: Offered to the market with the significant advantage of NO ONWARD CHAIN, simplifying and expediting your move.
- Combining an enviable location with fantastic size and family appeal, this home is a must-view. Early inspection is strongly advised to appreciate the quality of the location and the potential on offer.



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welcome to

Nicolson Road, Loughborough

- FOUR BED DETACHED
- HOLYWELL CATCHMENT AREA
- INTEGRAL GARAGE
- FOREST SIDE OF LOUGHBOROUGH
- CUL DE SAC LOCATION

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£380,250



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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