



**Nicolson Road, Loughborough**

## welcome to

# Nicolson Road, Loughborough

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**



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