



John Boden Way,  
Loughborough



**£255,000**

- THREE BEDROOM SEMI
- FULL WIDTH MAIN BEDROOM
- SPACIOUS LOUNGE DINER
- WELL EQUIPPED KITCHEN
- SIDE BY SIDE PARKING
- PRIVATE APPROACH
- FREEHOLD
- EPC rating B



 **NEWTON  
FALLOWELL**



This spacious well presented three bedroom semi detached David Wilson home occupies a secluded position within a quiet cul-de-sac with a block paved herringbone patterned driveway approach, two parking spaces outside with electric charging point. The design incorporates a full width main bedroom which has two double and one single wardrobes.

Initially on entry, there's an inset mat to the hallway which broadens with recessed radiator and side elevation window.

The lounge diner like the main bedroom spans the full width of the property and has a pair of double glazed doors out to the garden making for a light and airy space and there is a useful under stairs cupboard. The room is well presented.

The kitchen is well equipped and is to the front of the property with plumbing for a washing machine and dishwasher, space for a fridge freezer, integrated four ring gas hob with electric oven beneath and extractor hood above. A range of storage cupboard units in a cream finish with polished metal handles, one of the eye level cupboards discreetly houses the Ideal combination gas central heating boiler.

A WC has dual flush and wash hand basin and a side elevation window with trickle vent.



At first floor, the aforementioned master bedroom, then to the rear of the property are bedrooms two and three, two is a double whilst three is a good sized single, reference should be made to the floor plan to appreciate the size of this bedroom. The bathroom in between has a mains shower over the bath, pedestal wash hand basin and low level WC and a dual voltage electric shaver point.

On the landing there is a loft hatch, the loft is completely boarded.

To the outside, at the rear, there is paving beyond the lounge with a section of lawn and a broad section of decking to the very rear which has illumination within. The garden is private and not overlooked from beyond.

The location of the property is a popular one with proximity to subcentre amenities and Woodbrook Vale Secondary school.

To find the property, from Loughborough town centre proceed along Beacon Road, at the roundabout turn left on to Epinal Way. At the next roundabout continue ahead, at the final roundabout turn right on to Allendale Road, take the second turning on the right in to John Boden Way, go right once more and then left in to the private entry road where the property is identified by the agent's 'For Sale' board.

**HALL** 3.18m x 2.27m (10'5" x 7'5")

**LOUNGE DINER** 4.61m x 4.28m (15'1" x 14'0")

**KITCHEN** 2.98m x 1.96m (9'10" x 6'5")

**GROUND FLOOR WC** 1.57m x 0.83m (5'2" x 2'8")

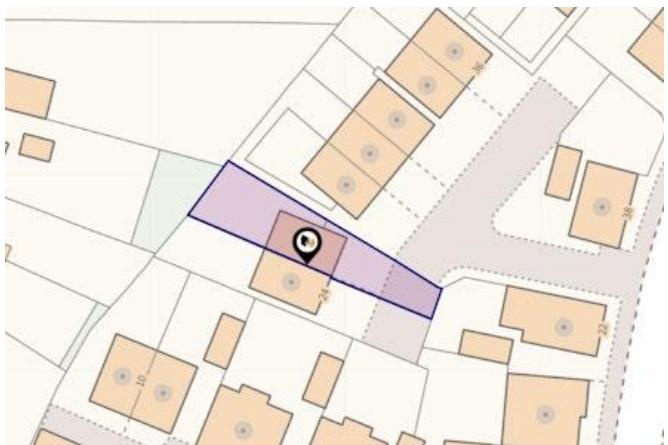
**BEDROOM ONE** 3.77m x 2.49m (12'5" x 8'2")

**BEDROOM TWO** 3.13m x 2.34m (10'4" x 7'8")

**BEDROOM THREE** 2.93m x 1.73m (9'7" x 5'8")

**BATHROOM** 1.77m x 1.78m (5'10" x 5'10")





## 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 C. A service charge of £200 per annum. There is two years remaining of the builders warranty.

## DISCLAIMER

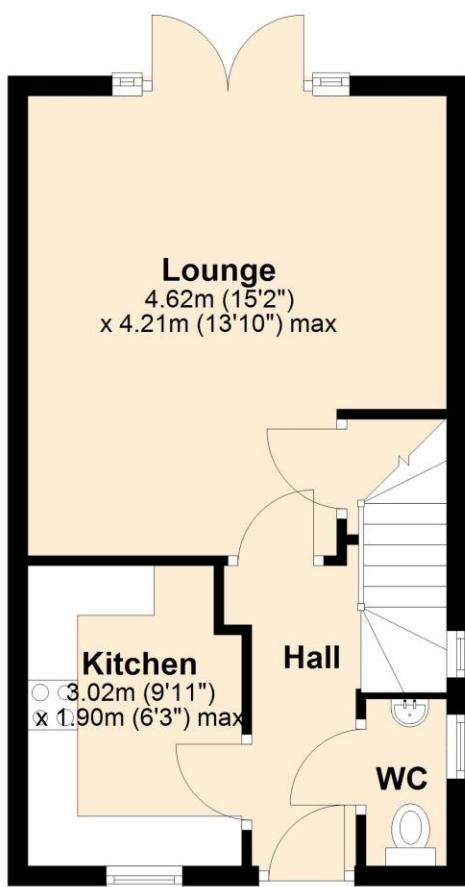
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

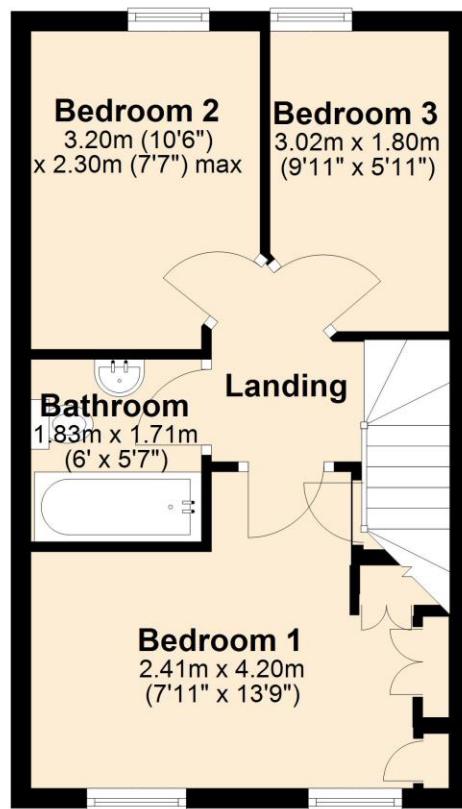
## Ground Floor

Approx. 31.8 sq. metres (342.4 sq. feet)

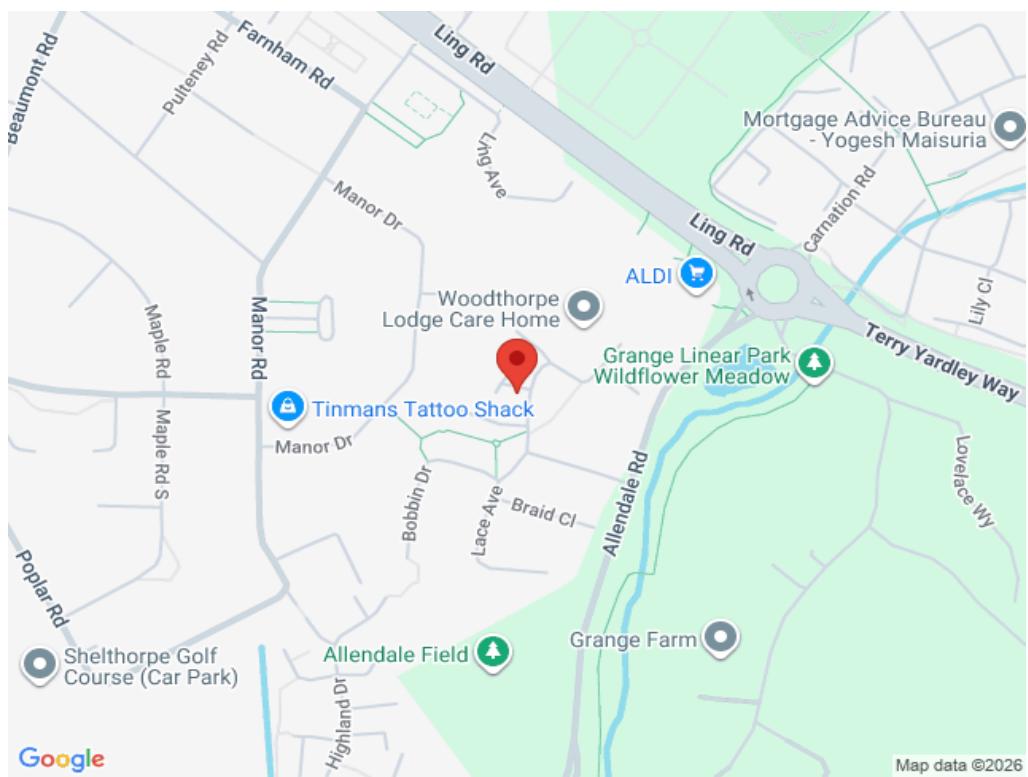


## First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 63.9 sq. metres (688.0 sq. feet)



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