



Forest Road

Loughborough, LE11 3HS

£225,000

Property Features

- DETACHED HOME
- FOUR DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- KITCHEN
- BATHROOM + SEPARATE W.C.
- EXCELLENT OFF ROAD PARKING
- CLOSE TO TOWN CENTRE

Full Description

This DETACHED, FOUR DOUBLE BEDROOM home offers SPACIOUS, VERSATILE ACCOMMODATION close to MOUNTFIELDS LODGE PRIMARY SCHOOL, the town centre and LOUGHBOROUGH UNIVERSITY. There are four bedrooms, two upstairs and two downstairs, spacious family bathroom and separate W.C, modern kitchen with appliances and large lounge. Outside is just as impressive with large rear garden and plenty of off road parking to front.

ENTRANCE HALL

PVCu double glazed door into entrance hall with stairs off to first floor, radiator, stripped floorboards and doors to living room, bedroom three and kitchen.

LIVING ROOM

17' 6" x 15' 0" (5.33m x 4.57m)

PVCu double glazed bay window to front elevation, radiator and stripped floorboards.

BEDROOM THREE

13' 6" x 11' 4" (4.11m x 3.45m)

PVCu double glazed window to side elevation, under-stairs storage cupboard and radiator.

KITCHEN

10' 11" x 9' 4" (3.33m x 2.84m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in electric hob, stainless steel extractor hood, integrated dishwasher, wall-mounted boiler, integrated fridge/freezer, laminate flooring, radiator, PVCu double glazed window to rear elevation and doors leading to lobby and rear lobby.



INNER LOBBY

Housing washing machine, small window to front elevation, continuation of laminate flooring and door to bathroom.

BATHROOM

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower over, and PVCu double glazed window to rear elevation.

REAR LOBBY

Door to bedroom four, door to W.C and door to side elevation leading out into the garden.



W.C.

Fitted with a close-coupled W.C and radiator.

BEDROOM FOUR

11' 7" x 7' 6" (3.53m x 2.29m)

PVCu double glazed window to side elevation, radiator, laminate flooring and sliding patio doors to rear elevation leading out into the garden.



LANDING

Doors to both bedrooms and two built in storage cupboards.

BEDROOM ONE

15' 0" x 15' 0" (4.57m x 4.57m)

PVCu double glazed window to the front elevation, skylight window and radiator.

BEDROOM TWO

13' 6" x 10' 10" (4.11m x 3.3m)

PVCu double glazed window to rear elevation, skylight window and radiator.



OUTSIDE

To the front of the property is a large tarmac driveway providing generous off road parking and giving access to the entrance door and rear garden. To the rear is a lawned garden enclosed by wooden fencing and hedges.

Viewing Arrangements

Please contact Clare, Hannah, Becky or Ben to arrange your viewing.



Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.



Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

