



48 Valley Road
Loughborough, LE11 3PZ

£950 pcm

Property Features

- HOLYWELL CATCHMENT AREA
- FOUR DOUBLE BEDROOMS
- MASTER EN SUITE
- 22FT LOUNGE/DINER
- 17FT BREAKFAST KITCHEN
- 22FT CONSERVATORY
- DOWNSTAIRS W.C.
- REFITTED FAMILY BATHROOM
- INTEGRAL GARAGE FOR STORAGE

Full Description

This DECEPTIVELY SPACIOUS HOME, on the sought after FOREST SIDE of town, within HOLYWELL CATCHMENT, has been UPGRADED by the owners to create a STUNNING FAMILY HOME. Boasting FOUR DOUBLE BEDROOMS, master EN SUITE, 22ft LOUNGE/DINER, FABULOUS BREAKFAST KITCHEN with 22FT CONSERVATORY off, downstairs WC, family bathroom with four piece suite, and benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING throughout. With off road parking to the front, reduced size integral garage for storage, and a good size, mainly laid to lawn rear garden this lovely home makes the perfect choice for comfortable, stylish family living.

ENTRANCE HALL

PVCu double glazed front door leading into entrance hall, stairs leading to first floor, doors to downstairs w.c, lounge/diner, kitchen/breakfast room and radiator.

LOUNGE/DINER

11' 7 (MAX)" x 22' 3" (3.53m x 6.78m)

PVCu double glazed window to the front elevation and PVCu double glazed french doors to the rear elevation, inset gas fire and two radiators.

KITCHEN/BREAKFAST ROOM

17' 0" x 11' 9" (5.18m x 3.58m)

Fitted with with a range of wall, base and drawer units with laminate work surfaces, five ring built in gas hob with extractor over, integrated double electric ovens, space for fridge/freezer, one and a half bowl ceramic sink/drainer, space and plumbing for washing machine, PVCu double glazed window to the rear elevation and PVCu double glazed door leading through to the conservatory.



CONSERVATORY

22' 5" x 8' 7" (6.83m x 2.62m)

Of brick and PVCu double glazed construction, radiator, PVCu double glazed French doors to the rear elevation and PVCu double glazed door to the side elevation leading onto the garden.

WC

PVCu double glazed window to the front elevation, close coupled wc, pedestal hand wash basin and radiator.

LANDING

Doors leading to all four bedrooms, family bathroom and storage cupboard.

MASTER BEDROOM

11' 8" x 12' 6" (3.56m x 3.81m)

PVCu double glazed window to the front elevation, radiator and door leading through to en suite.

EN SUITE

Fitted with a three piece suite comprising shower cubicle, close coupled W.C and pedestal wash basin, wall mounted towel rail radiator and PVCu double glazed window to the front elevation.



BEDROOM TWO

9' 6" x 10' 6" (2.9m x 3.2m)

PVCu double glazed window to the front elevation and radiator.



BEDROOM THREE

10' 5" x 9' 9" (3.18m x 2.97m)

PVCu double glazed window to the rear elevation and radiator.



BEDROOM FOUR

8' 5" x 7' 8" (2.57m x 2.34m)

PVCu double glazed window to the rear elevation and radiator.

BATHROOM

Fitted with a four piece suite comprising shower cubicle, bath with mixer taps, close coupled WC and pedestal wash basin. PVCu double glazed window to the rear elevation and wall mounted towel radiator.



GARAGE

11' 9" x 9' 2 (MAX)" (3.58m x 2.79m)

With power, lighting and up and over door.

OUTSIDE

To the front of the property lies a tarmac driveway providing off road parking and access to the garage. To the rear of the property lies a mainly laid to lawn garden with established borders, featuring a decking and patio area.

GENERAL NOTES

Viewing Arrangements

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

Internal photographs

It should not be assumed that items shown in our photographs are included in the let 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.

General Note

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

TENANT FEES

Application fee for first tenant: £200 + VAT (£240)

Application fee for any additional tenants: £75 + VAT (£90)

Guarantors application fee: £FREE OF CHARGE

