



Kenilworth Avenue
Loughborough, LE11 4SJ

Offers In Excess Of £224,950

Property Features

- FOUR BEDROOMS
- MASTER EN SUITE
- LOUNGE
- SEPARATE DINING ROOM
- KITCHEN
- CONSERVATORY
- FAMILY BATHROOM
- GARAGE

Full Description

If SPACE is your top priority, then LOOK NO FURTHER than this FOUR BEDROOM semi located in THORPE ACRE PRIMARY SCHOOL CATCHMENT. Internally there is a LOUNGE, SEPARATE DINING ROOM, square kitchen with integrated appliances and CONSERVATORY to the ground floor, and four bedrooms, MASTER WITH EN SUITE and family bathroom upstairs. Outside there is a GARAGE FOR STORAGE to the front, and good sized hard landscaped garden to rear.

ENTRANCE HALL

PVCu double glazed door into entrance hall with stairs off to first floor, radiator and opening into lounge.

LOUNGE

13' 5" x 12' 5" (4.09m x 3.78m)

PVCu double glazed bow window to front elevation, Adam style fireplace with living flame gas fire, radiator, built in storage cupboard, under-stairs storage cupboard and opening into dining room.

DINING ROOM

10' 5" x 8' 2" (3.18m x 2.49m)

Radiator, door into kitchen and PVCu double glazed French doors to rear elevation into conservatory.

CONSERVATORY

11' 3" x 7' 4" (3.43m x 2.24m)

PVCu double glazed and brick construction with radiator, laminate flooring and French doors to rear elevation leading out into the garden.

KITCHEN

11' 3" x 10' 4" (3.43m x 3.15m)

Fitted with a range of wall, base and drawer units with



laminated work surfaces, stainless steel sink drainer, range style gas cooker included, overhead extractor hood, integrated fridge, integrated dishwasher, under-counter space and plumbing for washing machine, tiled flooring, radiator, PVCu double glazed window to rear elevation and external door to rear elevation leading out into the garden.

LANDING

Access to loft and doors to all four bedrooms and bathroom.

BEDROOM ONE

15' 9" x 7' 1" (4.8m x 2.16m)

PVCu double glazed window to front elevation, access to loft, radiator, fitted wardrobes and door into en suite.

EN SUITE

Fitted with a three piece suite comprising close coupled w.c., vanity unit with wash hand basin and corner shower cubicle, ladder radiator and PVCu double glazed window to rear elevation.

BEDROOM TWO

13' 3" x 8' 8" (4.04m x 2.64m)

PVCu double glazed window to front elevation, built in wardrobes and radiator.

BEDROOM THREE

9' 3" x 9' 3" (2.82m x 2.82m)

PVCu double glazed window to rear elevation, radiator and cupboard concealing boiler.

BEDROOM FOUR

10' 5" x 6' 9" (3.18m x 2.06m)

PVCu double glazed window to front elevation, fitted wardrobe and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and bath, ladder radiator and PVCu double glazed window to rear elevation.

GARAGE FOR STORAGE

12' 4" x 7' 4" (3.76m x 2.24m)

Double doors to front.

OUTSIDE

To the front of the property is a laid to lawn garden and driveway providing off road parking and leading to the garage. To the rear of the property is a hard landscaped



garden with steps down to a further garden area, all enclosed by wooden fencing.

GENERAL NOTES

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagis 10/2019

