



**Tiverton Road**  
Loughborough, LE11 2RU

**£269,950**

# Property Features

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- VIDEO TOUR AVAILABLE
- FOUR BEDROOMS
- MASTER EN SUITE
- DOWNSTAIRS WC
- DRIVEWAY
- FABULOUS SEMI DETACHED HOUSE
- STUNNING 25FT L-SHAPED LIVING/DINING/KITCHEN
- LOUNGE
- FAMILY BATHROOM

## Full Description

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- CUL DE SAC LOCATION

\*VIDEO TOUR AVAILABLE\* UPGRADED TO A HIGH STANDARD, the hub of this FABULOUS HOME has got to be the STUNNING 25ft X 24ft L-SHAPED, LIVING/DINING/KITCHEN to include all appliances and American style fridge/freezer. A spacious entrance hall, formal sitting room and WC complete the downstairs accommodation, whilst upstairs provides FOUR BEDROOMS, the master having EN SUITE SHOWER ROOM, and family bathroom. Situated in a quiet cul de sac with a DRIVEWAY to the front and a low maintenance rear garden this LOVELY HOME, with views of the Outwoods, ticks all the boxes for contemporary family living on the sought after Forest Side of the town.

### ENTRANCE HALL

Front door into hallway, radiator, doors to downstairs W.C., lounge and living dining kitchen and stairs to first floor.

### DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled W.C., and pedestal wash hand basin and chrome ladder style radiator.

### LOUNGE

14' 0" x 10' 10" (4.27m x 3.3m)

PVCu double glazed window to front elevation, radiator and French doors to kitchen diner.



## LIVING DINING KITCHEN

25' 4" x 24' 2" (7.72m x 7.37m)

'L' shaped living dining kitchen fitted with a range of wall, base and drawer units with wooden worktops, stainless steel one and a half bowl sink drainer, range cooker, stainless steel overhead extractor fan, American Style fridge freezer, integrated wine cooler, integrated dishwasher, integrated washing machine, integrated tumble dryer, breakfast bar, radiators including feature radiator, under stairs cupboard, PVCu double glazed windows to front and rear elevation, skylight and French doors to outside.



## LANDING

PVCu double glazed window to side elevation, doors to all bedrooms and bathroom, airing cupboard and loft access.

## BEDROOM ONE

14' 4" max x 9' 9" (4.37m x 2.97m)

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



## EN SUITE

Fitted with a three piece suite comprising W.C., pedestal wash hand basin and shower cubicle.

## BEDROOM TWO

9' 10" x 9' 5" (3m x 2.87m)

PVCu double glazed window to rear elevation and radiator.

## BEDROOM THREE

12' 5" x 7' 1" (3.78m x 2.16m)

PVCu double glazed windows to front and rear elevation and radiator.



## BEDROOM FOUR

8' 5" x 7' 2" (2.57m x 2.18m)

PVCu double glazed window to front elevation and radiator.

## BATHROOM

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

## OUTSIDE

To the front of the property is a driveway providing off road parking for multiple cars and a lawn garden. To the rear of the property is an enclosed garden with patio area and artificial grass.



## Viewing Arrangements

Please contact Clare, Ben or Katie 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.

## Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

