



Tiverton Road
Loughborough, LE11 2RY

£340,000

Property Features

- VIDEO TOUR AVAILABLE
- GARAGE
- KITCHEN/DINER
- THREE/FOUR BEDROOMS
- OFF ROAD PARKING
- DETACHED
- LOUNGE
- UTILITY ROOM AND W.C
- FAMILY BATHROOM
- GOOD SIZED PLOT

Full Description

VIDEO TOUR AVAILABLE This FABULOUS DETACHED HOUSE is IMMACULATE THROUGHOUT, boasts THREE/FOUR BEDROOMS, SPACIOUS LIGHT AND AIRY LOUNGE, FITTED KITCHEN/DINER, UTILITY ROOM and DOWNSTAIRS WC all benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. Standing proudly on a good size plot with established front and rear gardens and the ADDED BONUS OF A DRIVE TO ACCOMMODATE MULTIPLE CARS. All in all, this LOVELY HOME ticks all the boxes for comfortable family living in this excellent FOREST side of town location.

PORCH

PVCu double glazed door into porch.

ENTRANCE HALL

Stairs to first floor, doors to utility room and lounge.

LOUNGE

19' 02" x 14' 08 (MAX)" (5.84m x 4.47m)

Two PVCu double glazed windows to the front elevation, three radiators, adam style fireplace and double doors to kitchen/diner.

KITCHEN/DINER

19' 02" x 8' 11" (5.84m x 2.72m)

Fitted with a range of wall, base and drawer units with solid wood work surfaces, sink drainer, integrated dishwasher, integrated electric oven with four ring gas hob, radiator, door to utility room, PVCu French doors and window to rear elevation.



UTILITY ROOM

5' 10" (MAX)" x 4' 08" (MAX)" (1.78m x 1.42m)

Space for fridge, freezer, space and plumbing for washing machine and dryer, door to w.c and garden.

W.C

6' 11" x 2' 07" (2.11m x 0.79m)

Two piece suite comprising low flush w.c and wash hand basin. PVCu double glazed window to the side elevation and radiator.



LANDING

Access to the loft, doors to all three bedrooms and family bathroom.

BEDROOM ONE

10' 06" x 9' 01" (3.2m x 2.77m)

PVCu double glazed window to the rear elevation, radiator and storage cupboard.

BEDROOM TWO

8' 07" x 7' 06" (2.62m x 2.29m)

PVCu double glazed window to the rear elevation and radiator.



BEDROOM THREE/FOUR

19' 02" (MAX)" x 11' 11" (MAX)" (5.84m x 3.63m)

Previously two bedrooms now combined into one. Two PVCu double glazed windows to the front elevation, fitted wardrobe and radiator.

BATHROOM

Fitted with a three piece suite comprising low flush w.c, wash hand basin with storage below and bath with shower over. PVCu double glazed window to the side elevation and ladder style radiator.



GARAGE

21' 07" x 8' 03" (6.58m x 2.51m)

Up and over door into garage area with personnel door to the side elevation.

OUTSIDE

To the front of the property is a block paved driveway providing off road parking, there is also a lawned area with established borders. To the rear of the property is an enclosed mainly laid to lawn garden which wraps around the property whilst benefitting from paved patio area and planted borders.



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.

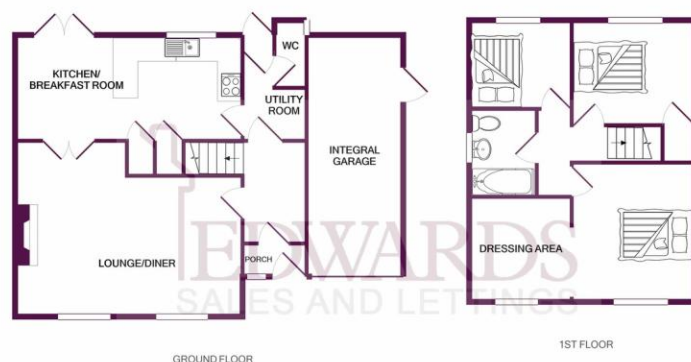
General Note

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, Setfords Solicitors, 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



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.
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