



 2  3  Garage  3 Bathrooms



## Nanpantan Road

Nanpantan, Loughborough, LE11 3YB

Offers In Region Of **£475,000**

- THREE BEDROOMS
- LOUNGE
- FAMILY BATHROOM
- KITCHEN/DINER
- UTILITY/BOOTROOM
- SITTING ROOM
- MATURE REAR GARDEN
- GARAGE
- OFF-STREET PARKING
- NO UPWARD CHAIN



This DORMER BUNGALOW is located in the HIGHLY SOUGHT AFTER AREA OF NANPANTAN, close to HOLYWELL PRIMARY SCHOOL and with STUNNING VIEWS OVER THE FIELDS TO THE OUTWOODS. Downstairs there are TWO BEDROOMS (ONE ENSUITE), a SIZEABLE LOUNGE, FAMILY BATHROOM, EXTENSIVE KITCHEN/DINER, UTILITY/BOOT ROOM and lovely SITTING ROOM with PATIO DOORS out to the MATURE PRIVATE REAR GARDEN that is NOT OVERLOOKED IN ANY WAY. Upstairs there is a DRESSING ROOM and another BEDROOM with ENSUITE BATHROOM. Outside, you'll find OFF-STREET PARKING for SEVERAL VEHICLES, plus a GARAGE, outside W.C., STORE/TOOLSHEED and WORKSHOP. NO UPWARD CHAIN! This kind of property is rare to the market, so book your viewing today!

#### **ENTRANCE HALL**

17' 7" x 10' 8" (5.36m x 3.25m) PVCu double glazed front door leading to spacious entrance hall and providing access to ground floor accommodation including: kitchen/diner, lounge, study/bedroom 3 and family bathroom. Carpeted stairs to first floor accommodation to include unique wooden bannister. Hallway houses integrated cloak cupboard, airing cupboard housing boiler, purpose built cupboard for electric meter and fuse box and peep-hole window into kitchen. Unique decorative and ornate picture-rail surround the walls. Laminate wood flooring and radiator.

#### **LOUNGE**

15' 2" x 13' 9" (4.62m x 4.19m) Large sunny entertaining room comprising two PVCu double glazed bay windows to front and side access. Unique

decorative and ornate picture-rail continues from hallway surrounding walls and a feature gas fireplace with lime stone mantelpiece and hearth are set in impressive recessed coving providing a focal point for the room. Laminate wood flooring and radiators.

#### **STUDY/BEDROOM THREE**

11' 10" x 10' 9" (3.61m x 3.28m) PVCu double glazed windows to front and side elevation. Custom built desk and cupboards for office furniture retaining original fireplace. Picture rail, storage cupboard, carpeted flooring and radiator.

#### **FAMILY BATHROOM**

8' 9" x 5' 10" (2.67m x 1.78m) Fitted with a four piece suite comprising panelled bath, close coupled W.C., pedestal wash hand basin and separate shower cubicle. Chrome heated ladder style towel radiator, tiled walls and built in original vanity unit. PVCu double

glazed window to side elevation.

### **KITCHEN/DINER**

19' 6" x 9' 9" (5.94m x 2.97m) Fitted with a range of wall, base and drawer units and specific display cabinetry. Laminate work surfaces, sink and drainer, integral dish washer and fridge, double electric oven and gas hob with extraction unit over. Tiled flooring in the kitchen area and Kardean non-slip tiled flooring in the dining area. Ample space for table and chairs, radiator and doors leading to utility/boot-room and sitting room.

### **UTILITY/BOOT ROOM**

13' 0" x 8' 9" (3.96m x 2.67m) Multi-purpose space fitted with wall and base units, laminate work surfaces, sink and drainer. Space for fridge, plumbing for washing machine and dryer and integrated freezer. Plenty of space for coats and shoes PVCu double

glazed window and back door to rear elevation.

### **SITTING ROOM**

12' 9" x 8' 7" (3.89m x 2.62m) Adjacent to the kitchen with PVCu double glazed French doors leading to the terrace and garden beyond. Laminate wood flooring, picture rail and radiator. Awning attached outside to shade room in afternoon.

### **BEDROOM ONE**

13' 3" x 10' 9" (4.04m x 3.28m) Bespoke fitted wardrobes retaining all original features and matching dresser. Picture rail, carpeted flooring, radiator, door to ensuite shower room and PVCu double glazed window to side elevation.

### **ENSUITE BEDROOM 1**

9' 7" x 4' 0" (2.92m x 1.22m) Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and separate double shower cubicle.

Heated towel rail, tiled walls and PVCu double glazed window to side elevation.

### **FIRST FLOOR DRESSING AREA**

10' 8" x 5' 3" (3.25m x 1.6m) Dressing room with space to fit units. Access to the boarded loft space via cupboard door, carpeted flooring and skylight window.

### **BEDROOM TWO**

16' 5" x 14' 2" (5m x 4.32m) Large light filled room with PVCu double glazed window to front elevation and views over the fields to the Outwoods. Access to loft space storage, velux window to rear, wooden flooring, radiators and several entrances to extensive loft space that wraps around the room. Door to ensuite.

### **ENSUITE BEDROOM 2**

7' 8" x 5' 4" (2.34m x 1.63m) Comprising close coupled W.C., pedestal wash hand basin, wooden flooring and radiator.







### **GARAGE AND OUTBUILDINGS**

Wooden doors to large garage space, strip lighting, electric sockets and wide array of shelving. Further outbuildings include an outside WC, large store/toolshed and workshop overlooking the garden.

### **OUTSIDE**

Beautifully maintained grounds. To the front of the property is a large and practical tarmac driveway providing excellent turning circle and ample parking for multiple cars and lush flower beds with established planting. To the side of the property is the garage, space for storage bins and a side gate leading to the rear garden and outbuildings. The back garden is landscaped and framed by a large oak tree, giving partial shade at the far end. Acer tree, a selection of patios and terraces for seating and plenty of nooks and crannies give this exquisite garden shape and form. A sun shade off the sitting room and mature planting complete this charming private garden space.

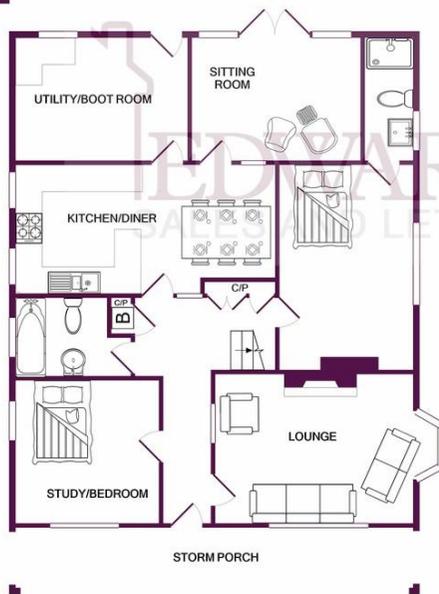
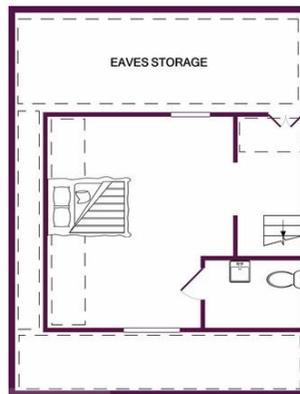
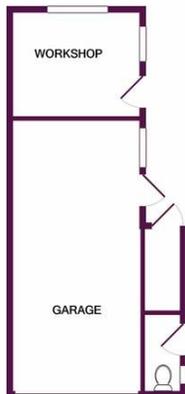
### **GENERAL NOTES**

Viewing Arrangements: Please contact Clare, Katie, Dominique or Liz 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.

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General Note: These details and floor plans, although believed to be accurate, are for guidance only and

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GROUND FLOOR

1ST FLOOR

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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**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

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