



## Colling Close

Loughborough, LE11 5EP

Offers Over £380,000

- SIX BEDROOMS (TWO ENSUITE)
- TWO FAMILY BATHROOMS
- STUDY
- LOUNGE
- KITCHEN/DINING AREA
- UTILITY ROOM
- DOUBLE GARAGE
- PRIVATE TERRACED REAR GARDEN



This is a substantial THREE STOREY DETACHED HOUSE featuring SIX BEDROOMS (TWO ENSUITE). Downstairs is a welcoming HALLWAY, with doors off to the STUDY, LOUNGE and KITCHEN/DINING AREA, with a further door off to the UTILITY ROOM and W.C. On the first floor there are THREE BEDROOMS (ONE ENSUITE) and a FAMILY BATHROOM. Up onto the second floor there are THREE FURTHER BEDROOMS (ONE ENSUITE) and another FAMILY BATHROOM. Outside, to the front of the property, is a DOUBLE GARAGE as well as off-street parking. There is also a DELIGHTFUL PRIVATE TERRACED REAR GARDEN.

#### **ENTRANCE HALL**

Door into entrance hall with stairs off to first floor, radiator and doors into lounge, study and dining

kitchen.

#### **STUDY**

10' 0" x 8' 4" (3.05m x 2.54m) PVCu double glazed window to front elevation and radiator.

#### **LOUNGE**

23' 1" x 11' 7" max. (7.04m x 3.53m) PVCu double glazed windows to front and rear elevations, two radiators and double doors into dining kitchen.

#### **DINING KITCHEN**

16' 10" x 14' 10" max. (5.13m x 4.52m) Kitchen area: Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, integrated double electric oven, built in gas hob, integrated extractor hood, space for fridge freezer, under-counter space and plumbing for dishwasher, laminate flooring, door into utility room and PVCu double glazed window to rear elevation.

Dining area:

Radiator, under-stairs storage cupboard and PVCu double glazed French doors to rear elevation leading out into the garden.

#### **UTILITY ROOM**

Fitted with a matching range of base units with laminate work surfaces, stainless steel sink drainer, under-counter space and plumbing for washing machine, wall-mounted boiler, laminate flooring, door into w.c. and external door to side elevation leading outside.

#### **DOWNSTAIRS W.C.**

Fitted with a two piece suite comprising close coupled w.c. and pedestal wash hand basin, and radiator.

#### **FIRST FLOOR LANDING**

Stairs off to second floor and doors to three bedrooms and family bathroom.

### **BEDROOM TWO**

12' 3" to wardrobes x 11' 7" (3.73m x 3.53m) PVCu double glazed window to rear elevation, built in wardrobes, radiator and door to ensuite.

### **ENSUITE**

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

### **BEDROOM THREE**

14' 2" x 9' 10" (4.32m x 3m) Two PVCu double glazed window to front and side elevations, and radiator.

### **BEDROOM SIX**

11' 7" x 8' 5" (3.53m x 2.57m) PVCu double glazed window to front elevation and radiator.

### **FAMILY BATHROOM**

9' 9" x 8' 8" (2.97m x 2.64m) Fitted with a four piece

suite comprising close coupled w.c., 'his and her' pedestal wash hand basins and bath with shower screen and shower over, radiator and PVCu double glazed window to rear elevation.

### **SECOND FLOOR LANDING**

Doors to three further bedrooms and further family bathroom, radiator and cupboard concealing water tank.

### **MASTER BEDROOM**

23' 2" x 11' 9" (7.06m x 3.58m) PVCu double glazed windows to front and rear elevations, two radiators and door to ensuite.

### **ENSUITE**

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

### **BEDROOM FOUR**

13' 3" max. x 10' 3" (4.04m x 3.12m) PVCu double glazed window to front elevation and radiator.

### **BEDROOM FIVE**

12' 7" x 9' 11" (3.84m x 3.02m) PVCu double glazed window to rear elevation and radiator.

### **SECOND FLOOR FAMILY BATHROOM**

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

### **DOUBLE GARAGE**

Brick built double garage with individual up and over doors to front, power and lighting.

### **OUTSIDE**

To the front of the property is a tarmac driveway providing off road parking and access to the garage







and front door, and gated access to the side and rear. To the rear of the property is a good-sized, low maintenance garden with hard landscaped seating area, screened by decorative fencing, with steps down to a lower lawn area, mature plants and shrubs, and all enclosed by wooden fencing.

#### **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.

##### 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.

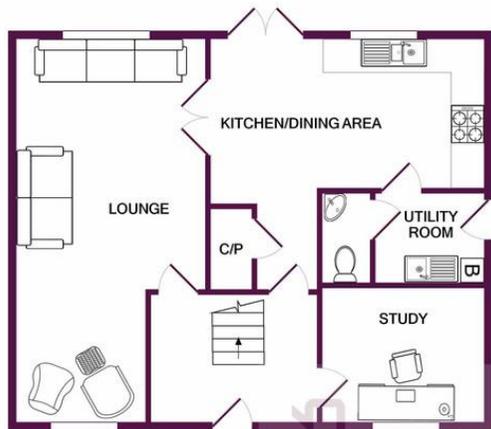
##### General Note

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.

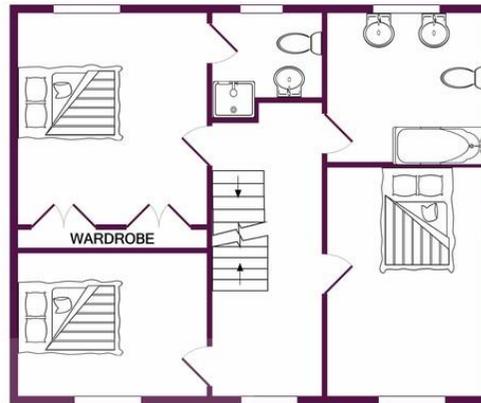
##### Referral Fees

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.

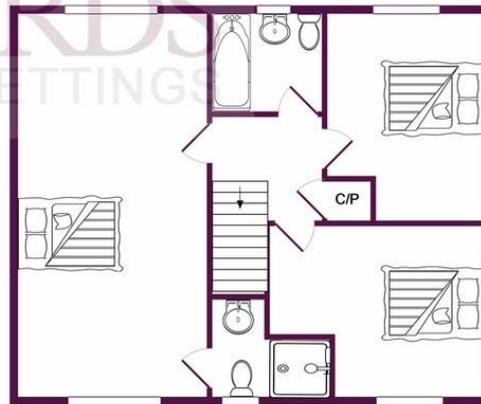
We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



GROUND FLOOR



1ST FLOOR



2ND 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 G

**TENURE**

Freehold

**LOCAL AUTHORITY**

Charnwood Borough Council

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

