



Colling Close
Loughborough, LE11 5EP

Offers Over £250,000

Property Features

- STONEBOW PRIMARY SCHOOL CATCHMENT
- THREE BEDROOMS (MASTER ENSUITE)
- FAMILY BATHROOM UPSTAIRS
- DOWNSTAIRS W.C
- KITCHEN/DINER
- SINGLE GARAGE
- PRIVATE ENCLOSED REAR GARDEN

Full Description

TUCKED AWAY in the corner of a CUL-DE-SAC, this SPACIOUS DETACHED HOUSE makes a LOVELY FAMILY HOME. The good size entrance hall leads to a GENEROUS LOUNGE, having French doors to the rear garden, a SIZEABLE KITCHEN/DINER and DOWNSTAIRS W.C. Upstairs, there are THREE DOUBLE BEDROOMS, master ENSUITE and family bathroom. There is also a PRIVATE ENCLOSED REAR GARDEN, SINGLE GARAGE and parking. Being close to excellent local amenities and within the STONEBOW PRIMARY SCHOOL CATCHMENT, this is likely to be popular, so book your viewing today!

ENTRANCE HALL

9' 10" x 6' 3" (3m x 1.91m)

PVCu double glazed front door leading to entrance hall and providing access to ground floor accommodation, to include kitchen/diner, lounge and downstairs WC. Tiled flooring, radiator and smart neutral décor. Carpeted stairwell leading to first floor.

LOUNGE

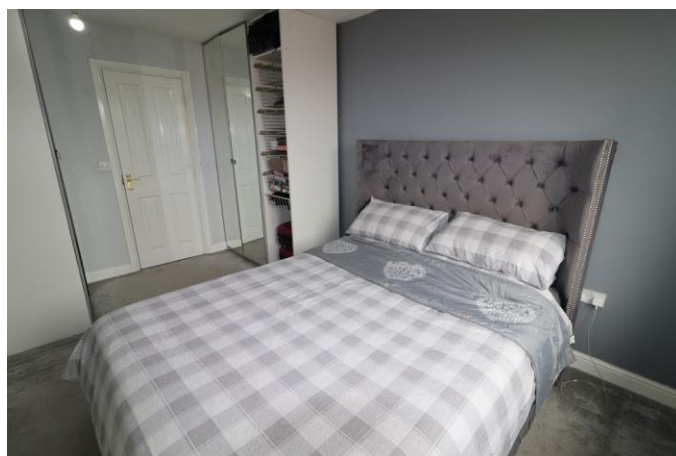
18' 5" x 10' 3" (5.61m x 3.12m)

Generously proportioned running the full length of the property providing plentiful living space for family to enjoy. Entry via double doors to contemporary décor with media wall encompassing modern fireplace with gas fire. Tiled flooring, radiator and PVCu double glazed windows to front and French doors leading to garden and decking beyond.

KITCHEN/DINER

18' 4" x 8' 2" (5.59m x 2.49m)

Open plan kitchen/diner with plenty of space for dining room table and chairs. Fitted with a range of contemporary handleless wall, base and drawer units and complemented by silestone worksurfaces. Undermount stainless steel sink,



5 ring gas hob with extractor fan above, integrated oven, microwave, fridge/freezer and washing machine. Subway tile walls and vinyl flooring. PVCu double glazed windows to both front and rear aspect.

WC

Close coupled W.C., pedestal wash hand basin. Ladder style radiator and tiled floor and partially tiled walls.

BEDROOM ONE

14' 1" x 10' 5" (4.29m x 3.18m)

PVCu double glazed window to rear elevation, carpet flooring, radiator. Plenty of space for wardrobes. Door to ensuite shower room.

EN SUITE

8' 10" x 3' 11" (2.69m x 1.19m)

Separate shower cubicle, close coupled W.C, pedestal wash hand basin, tiled floor and walls and PVCu double glazed window to front aspect.

BEDROOM TWO

9' 6" x 8' 6" (2.9m x 2.59m)

PVCu double glazed window to front elevation, carpet flooring and radiator.

BEDROOM THREE

8' 6" x 8' 6" (2.59m x 2.59m)

PVCu double glazed window to rear elevation, carpet flooring and radiator.

BATHROOM

7' 9" x 5' 7" (2.36m x 1.7m)

The property benefits from paneled bath, close coupled W.C, pedestal wash hand basin, tiled floor and walls and PVCu double glazed window to front aspect.

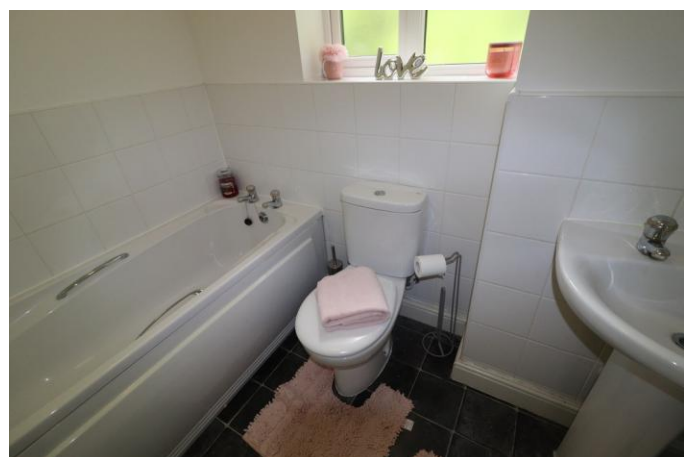
OUTSIDE

Discreetly tucked away and not overlooked, the front of the property is reached via a pathway leading to a double frontage property surrounded by neat gravel borders. To the rear of the property is a private lawned garden with decking area for seating and barbecues. Enclosed with wooden fencing providing secure and private garden.

GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

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.

It should not be assumed that items shown in our photographs are included in the sale of the property.

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.

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.

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.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose 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.

