



## Stewart Drive,

Loughborough, Leicestershire, LE11 5PT

£237,500



**NEWTON**FALLOWELL 

**HARTLEYS**   
Part of the **NEWTON**FALLOWELL  Group



Features of this extended semi detached family home include a contemporary dining kitchen, ground floor shower room and versatile arrangement which could include dependant living and a ground floor bedroom.

Nestled within Thorpe Acre, just a short walk away from Morrisons and amenities the home would ideally suit the young and growing family occupying this quiet cul-de-sac location and with Stonebow primary school and country walks within the Garendon park estate just a short walk away. With gas central heating and double glazing the accommodation comprises of porch, lounge, dining kitchen, utility room, ground floor shower room, family room, occasional bedroom, first floor landing, four bedrooms and a family bathroom. The rear garden has a leafy backdrop, laid to lawn with two patio areas, room for a summer house (separate negotiation) and a driveway for two cars.

### ACCOMMODATION

uPVC front entrance door leading to the porch.

### PORCH

With wood laminate flooring and glazed inner door leading to the lounge.

### LOUNGE

15'2 x 13'5 (4.62m x 4.09m)



A generous living space centred around a quality living flame effect gas fire with marble hearth, surround and mantle. uPVC double glazed bay window, radiator, coved ceiling, TV aerial and Virgin Media points. Balustrade staircase to the first floor, uPVC double glazed sliding patio doors leading out into the garden and glazed door through to the dining kitchen.



### DINING KITCHEN

18'2 x 9'10 (5.54m x 3.00m)



An impressive full length dining kitchen with two uPVC double glazed windows, one overlooking the front driveway, the other enjoying views of the rear garden. The recently upgraded quality kitchen features a high gloss range of matching base, drawers and eye level units, integrated appliances including a slimline dishwasher, stainless steel electric oven, four ring gas hob, extractor and microwave. Solid black granite work surfaces with stainless steel one and a half bowl sink unit with mixer tap. Ceramic tiled floor to the kitchen area and solid oak wood flooring to the dining space. Coved ceiling, radiator, ceiling spotlights, glazed door leading to the family room and glazed door through to the utility room.



## SHOWER ROOM

9'8 x 5'9 (2.95m x 1.75m)



With a modern white three piece suite comprising double shower enclosure with mixer shower having multi jets, a rain style shower head and separate shower attachment, low level wc, vanity style wash hand basin with cupboards surrounding. Chrome heated towel radiator, tiled splashbacks, extractor fan, ceiling spotlights and uPVC double glazed window.

## FAMILY ROOM

12'4 x 7'4 (3.76m x 2.24m)



## UTILITY ROOM

11' max x 7'2 (3.35m max x 2.18m)



With continuation of the ceramic tiled floor, plumbing for automatic washing machine, space for a tumble dryer, roll top work surface, inset circular stainless steel sink unit, tiled splashbacks, eye level cupboards. Airing cupboard housing the 'Ideal' combination gas central heating boiler. uPVC side entrance door leading out into the garden and a door leading into the shower room.

A versatile room lending itself to use as a home office, play room or occasional ground floor bedroom especially with the utility and shower room being adjacent. With uPVC double glazed window, radiator, coved ceiling, wall lights and small loft hatch which conceals the electricity consumer unit.

## FIRST FLOOR LANDING

With balustrade and uPVC double glazed window overlooking the rear garden and loft access.



### BEDROOM ONE

15'2 x 7'3 (4.62m x 2.21m)



A long double sized bedroom presented with the double bed at one end and a dressing area at the other along with two uPVC double glazed windows overlooking the driveway and rear garden, radiator and a coved ceiling.

### BEDROOM THREE

9'9 max x 8'3 max (2.97m max x 2.51m max)



A third double sized bedroom with uPVC double glazed window, radiator and built in wardrobe with sliding mirrored doors.

### BEDROOM FOUR

7'9 x 7'3 (2.36m x 2.21m)



### BEDROOM TWO

10'4 x 7'2 (3.15m x 2.18m)



A second double sized bedroom with uPVC double glazed window, coved ceiling, ceiling spotlights and radiator.

A single bedroom overlooking the rear garden with uPVC double glazed window and radiator.

## FAMILY BATHROOM



Featuring a modern white three piece suite comprising tiled bath with glass shower screen and electric shower, low level wc with hidden cistern and vanity style wash hand basin. Tiled splash backs, ceramic tiled floor, chrome heated towel radiator and uPVC double glazed window.

## OUTSIDE



The property is situated towards the head of this quiet cul-de-sac position within the ever popular Thorpe Acre area of Loughborough just a short walk around the corner from excellent amenities including Morrisons, Post Office, doctors surgery and Stonebow Primary school. The broad plot sees a double width front driveway and lawned garden with gated access to the side leading round to the rear of the property. The rear sees a generous paved patio, storm porch covering the rear entrance door with cold water tap along with lawned and gravelled areas with a pathway leading to the top of the garden where there is another patio and timber built attractive summer house with double opening doors, glazed windows and an internal storage shed (this is available by separate negotiation). Outside security light.



## TO FIND THE PROPERTY

Proceed north on Epinal Way to the last roundabout where you should continue straight on to Maxwell drive passing Morrisons on the left hand side where Stewart Drive is a turning on the right hand side. Follow the road around to the right and turn right again into the far corner where the property is situated on the left hand side as identified by the agents 'For Sale' board.

## SERVICES, TENURE AND COUNCIL TAX

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Ground Floor

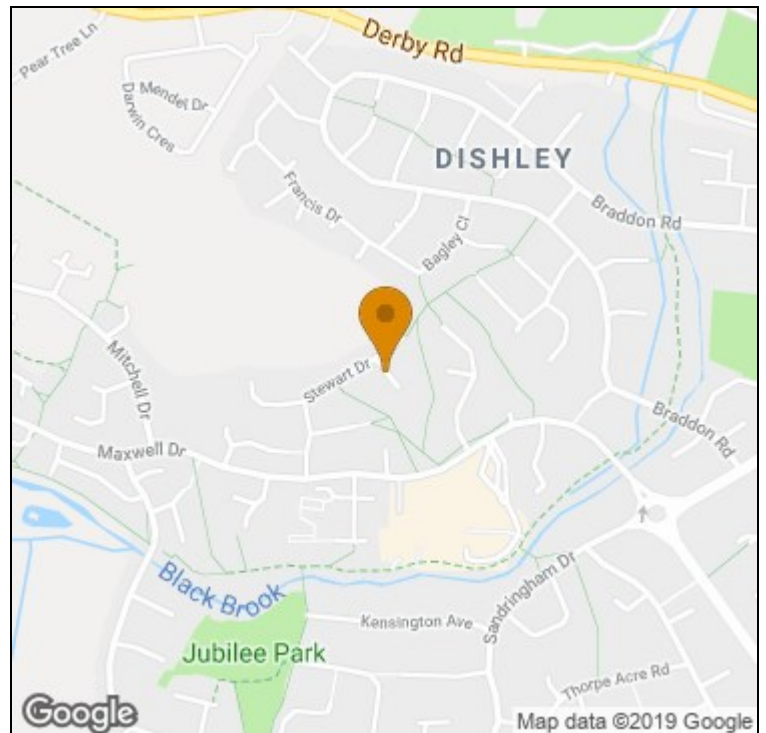


First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



t: 01509611119 e: loughborough@newtonfallowell.co.uk

[www.hartleys.co.uk](http://www.hartleys.co.uk)