



**Forest Road, LOUGHBOROUGH**

**welcome to**

## **Forest Road, LOUGHBOROUGH**

**\*\*NO UPWARD CHAIN\*\*** A well-presented four-bedroom detached home in Loughborough, ideally located close to local schools and amenities and maintained to a high standard. Internal viewing is highly recommended to appreciate the accommodation on offer.

### **Entrance**

Entrance to the property is via a brick-built porch and a upvc double glazed front door into the entrance hallway. The entrance hallway has carpeted flooring and doors to all ground floor rooms.

### **Ground Floor Wc**

The ground floor wc has a low level wc and a upvc double glazed window.

### **Study**

8' 7" x 7' 7" ( 2.62m x 2.31m )

The study has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

### **Lounge**

15' 4" x 11' 2" ( 4.67m x 3.40m )

The lounge has carpeted flooring, a gas fireplace, a radiator, a upvc double glazed window to the front elevation and wooden doors to the dining room.

### **Dining Room**

11' 2" x 9' 7" ( 3.40m x 2.92m )

The dining room has carpeted flooring, patio doors leading to the rear garden and a radiator.

### **Reception Room**

20' 5" x 8' 4" ( 6.22m x 2.54m )

The reception room has wooden flooring, patio doors leading to the garden and a upvc double glazed back door that leads to the garden.

### **Kitchen**

12' 6" x 12' ( 3.81m x 3.66m )

The kitchen has a range of base and wall mounted units, integrated appliances, tiled flooring, partially tiled walls, a small kitchen island and a upvc double glazed window. The kitchen leads into the reception room which is where the kitchen table is. Beyond this is a seating area, with patio doors to the garden.

### **Utility Room**

The utility room has the boiler, which is serviced, tiled flooring, white goods, ample storage and a upvc double glazed window to the side elevation.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, carpeted flooring, storage cupboard with a water tank and doors to all first-floor rooms.

### **Bedroom One**

13' 1" x 11' ( 3.99m x 3.35m )

Bedroom one has carpeted flooring, a radiator, a upvc double glazed window to the front elevation and a door to the ensuite.

### **Ensuite**

The ensuite is fitted with a corner shower cubicle with shower over, low level wc and hand wash basin. The ensuite has partially tiled walls, tiled flooring, storage and a upvc double glazed window.





### **Bedroom Two**

13' 1" x 11' 9" ( 3.99m x 3.58m )  
Bedroom two has carpeted flooring, a radiator, storage and wardrobe space and a upvc double glazed window to the rear elevation.

### **Bedroom Three**

10' 2" x 9' 1" ( 3.10m x 2.77m )  
Bedroom three has carpeted flooring, a radiator, L Shaped fitted wardrobes and a upvc double glazed window to the front elevation.

### **Bedroom Four**

11' 4" x 9' 3" ( 3.45m x 2.82m )  
Bedroom four has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

### **Bathroom**

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, low level wc and hand wash basin, a radiator, vinyl flooring and a small upvc double glazed window.

### **Outside**

To the front of the property there is a front garden which faces the main road and a side entrance to the rear garden. To the rear there is a patio seating area, landscaped garden and is fenced to all boundaries. The back leads to the old Forest Road and provides double private parking with a double garage.



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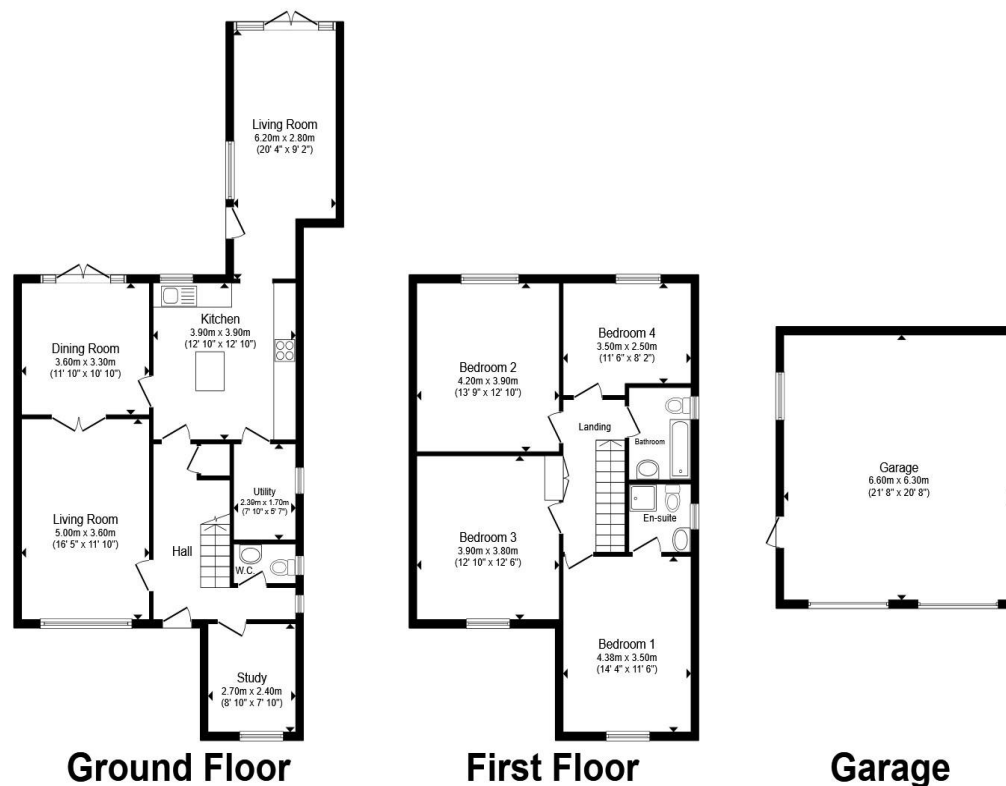
## Forest Road, LOUGHBOROUGH

- Detached Property
- Close to local amenities
- Well Maintained Throughout
- Four Well Proportioned Bedrooms
- En Suite to main bedroom

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

# £575,000



Total floor area 199.7 m<sup>2</sup> (2,149 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



[williamhbrown.co.uk](http://williamhbrown.co.uk)