



**Park Road, Loughborough**

**welcome to**

## **Park Road, Loughborough**

A wonderful, extended detached residence on the Forest side of Loughborough, which has undergone a full programme of works & provides a well laid out accommodation which would suit a family or two families co-habiting. With open plan living space, three bedrooms, two kitchens and fabulous gardens,

### **Reception Hallway**

The property is entered via a storm porch with lighting & a composite front door into the reception hallway, which has oak flooring, radiator, a hard wired smoke alarm, access to an insulated, partially boarded loft via a drop down ladder, doors leading off and a space for double doors which opens through to the dining area.

### **Dining Area**

13' x 12' 3" ( 3.96m x 3.73m )

The dining area is a central point of the living space, joining the living room and kitchen as an open plan, social dining area. There is an oak wooden floor which continues from the hallway and flows through to the kitchen, inset ceiling spot lights, has a ceiling light tunnel, an oak frame door to the boot room and a stylish modern vertical radiator.

### **Open Plan Living Room**

20' 4" x 13' 4" ( 6.20m x 4.06m )

A delightful open plan living room which flows through from the dining area, the main focal point being a cast iron gas log effect stove which has an inset oak mantle piece and Welsh slate hearth, inset ceiling spot lights, two stylish vertical radiator and a pair of French doors which open out onto the rear garden.

### **Kitchen**

12' 7" x 12' 4" ( 3.84m x 3.76m )

The kitchen opens through onto the dining area and has a continuation of oak flooring, a comprehensive range of white hi-gloss base and wall mounted units with square edge work surfaces over, a gas hob with stainless steel extractor hood over, a double electric oven and grill, an integrated dishwasher and washing machine, fridge and freezer.

There is a one and a half bowl stainless steel sink with drainer, mixer tap and complementary tiling, a wall mounted Worcester central heating boiler concealed within matching cupboards, a cupboard housing the hot water cylinder and a second cupboard for storage, upvc double glazed window to the side and inset ceiling spotlights.

### **Principle Bedroom**

13' 3" x 12' 1" ( 4.04m x 3.68m )

The Principle bedroom has French doors leading to the rear garden, inset ceiling spotlights and a door to leading to the dressing room.

### **Dressing Room**

The dressing room has fitted wardrobes either side with gloss white sliding doors, multiple height hanging rails, shelf's and shoe racks on both sides, and extra storage over both wardrobes.

### **Ensuite**

The ensuite is fully tiled, with porcelain tiled flooring and is fitted with a four piece suite comprising double ended bath with monochrome mixer tap, walk in double shower cubicle with shower over, pedestal wash hand basin, low level w/c, mirror with





automated light, inset spotlights with one incorporating an extractor fan, and a upvc double glazed window to the side.

### **Bedroom Two**

17' 1" x 15' 10" ( 5.21m x 4.83m )  
Bedroom two has a upvc double glazed window to the front, radiator, inset ceiling spotlights.

### **Bedroom Three**

11' 11" x 10' 11" ( 3.63m x 3.33m )  
Bedroom three has a upvc double glazed window to the front, radiator, inset ceiling spotlights.

### **Second Kitchen**

10' 10" x 7' 4" ( 3.30m x 2.24m )  
The second kitchen could easily be converted into various other options, including a split between a utility room and ensuite for the third bedroom, converted to a fourth bedroom or simply used as an additional kitchen. There is a ceramic tiled floor, base and wall mounted units, square edge work surfaces over, electric induction hob with extractor hood over, electric oven, single sink with drainer, mixer tap, complementary tiling and a upvc double glazed window to the side.

### **Family Bathroom**

The main bathroom is fully tiled and has a three piece suite which comprises bath with side shower screen with electric shower over, low level wc, pedestal wash hand basin, inset spot light with extractor, chrome heated towel rail, wall mounted mirror with automated lighting and a upvc double glazed window to the side.



## **Outside**

A particular feature of the property is the rear garden, which has been beautifully landscaped to deliver everything that a garden lovers' heart desires! There is a patio which leads seamlessly from the bungalow, which is one of a number of seating areas, with a pathway which leads to the side of a formal lawn, with a wooden bridge sitting over a small garden pond.

There is a pergola sited over a further patio, bordered by a beech hedge and well stocked and established flower borders which house a variety of shrubs and plants. A second pergola provides shading for alfresco dining space, raised vegetable beds for home growing, a greenhouse, a tongue and groove pent roof shed including power with double electric point and lighting. Also an insulated summer house with painted tongue and groove cladding, including power with double electric point and lighting. There is also a double external electric point, an outside tap and external lighting to the rear.

The garden has been designed with easy access in mind, with most areas being arranged over one level.

To the front and side there is a tarmaced front drive with block paved edging, low breeze block rendered wall capped with Welsh slate with steps leading to the front door, with the front of the property part rendered with maintenance free Monocouche render.

There are some raised flower borders and side access to the rear garden.



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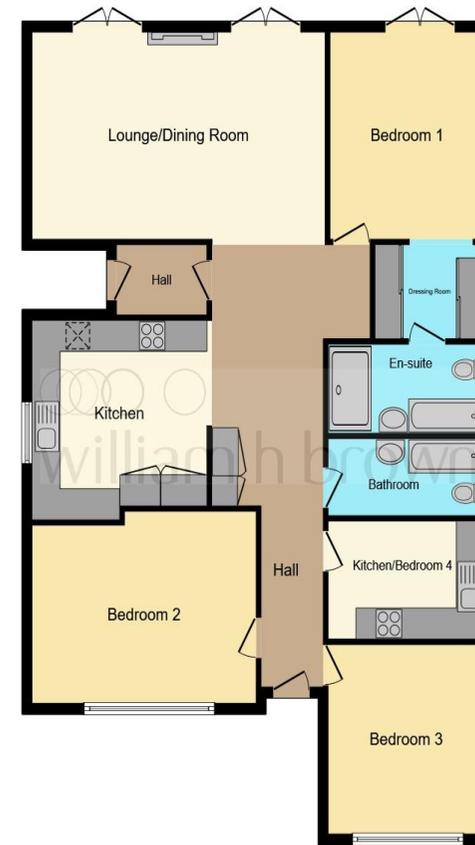
welcome to

## Park Road, Loughborough

- Stunning detached residence
- Extended to the rear
- Versatile living space
- Three/four bedrooms
- Open plan lounge/dining room

Tenure: Freehold EPC Rating: Awaiting

**£495,000**



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