

Sinclair



165 Tuckers Road, Loughborough

Loughborough

£350,000

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Close To Charnwood Water
- No Upward Chain
- Four Bedrooms
- Downstairs WC
- Driveway and Garaging
- UPVC Double Glazing & GC Heating



Hallway

UPVC double glazed door through to the reception hall. Radiator, stairs accessing first floor, under stair storage cupboard and access to the lounge/diner and fitted kitchen.

Lounge / Diner

22' 0" x 11' 9" (6.71m x 3.57m)

The open plan living space has lounge and dining areas, UPVC double glazed window, two radiators and central fireplace. Double glazed sliding doors accessing conservatory and door through to the fitted kitchen.

Kitchen

14' 8" x 10' 7" (4.47m x 3.23m)

(2.24m Minimum Measurement) The kitchen has a single drainer stainless steel sink unit with cupboards under, fitted base level units, gas hob, eye-level oven, plumbing for washing machine and plumbing for dishwasher, UPVC double glazed windows overlooking the rear garden, personal access door to the garden. Radiator, door accessing a pantry store and door to the downstairs WC.

Downstairs WC

A white low flush WC and wash hand basin, radiator and UPVC double glazed window

Conservatory

16' 6" x 8' 7" (5.03m x 2.61m)

Conservatory has a radiator, double sliding doors accessing the rear garden.

Landing

The landing gives way to 4 bedrooms and shower room. Loft access hatch, radiator and further built-in cupboard.

Bedroom One

14' 10" x 11' 4" (4.52m x 3.45m)

Two UPVC double glazed windows, radiator and a built-in wardrobe/cupboard

Bedroom Two

11' 9" x 10' 4" (3.59m x 3.14m)

UPVC double glazed window overlooking the garden and radiator



Bedroom One

14' 10" x 11' 4" (4.52m x 3.45m)

Two UPVC double glazed windows, radiator and a built-in wardrobe/cupboard

Bedroom Two

11' 9" x 10' 4" (3.59m x 3.14m)

UPVC double glazed window overlooking the garden and radiator

Bedroom Three

11' 5" x 8' 8" (3.48m x 2.63m)

UPVC double glazed window, radiator.

Bedroom Four

7' 4" x 7' 2" (2.23m x 2.18m)

UPVC double window overlooking the garden, radiator and fitted cupboards

Shower Room

The shower room is fitted with a shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, heated chrome towel rail, tiled walls and UPVC double glazed window







REAR GARDEN

The rear garden enjoys privacy to the rear aspect, a slab patio area and garden laid mainly to lawn beyond. There are mature plants shrubs and trees timber screen fencing.

FRONT GARDEN

To the front of the property, there is a shaped lawn, plants and shrubs, a driveway providing off-road parking and access to the garage and garden.

DRIVEWAY

2 Parking Spaces

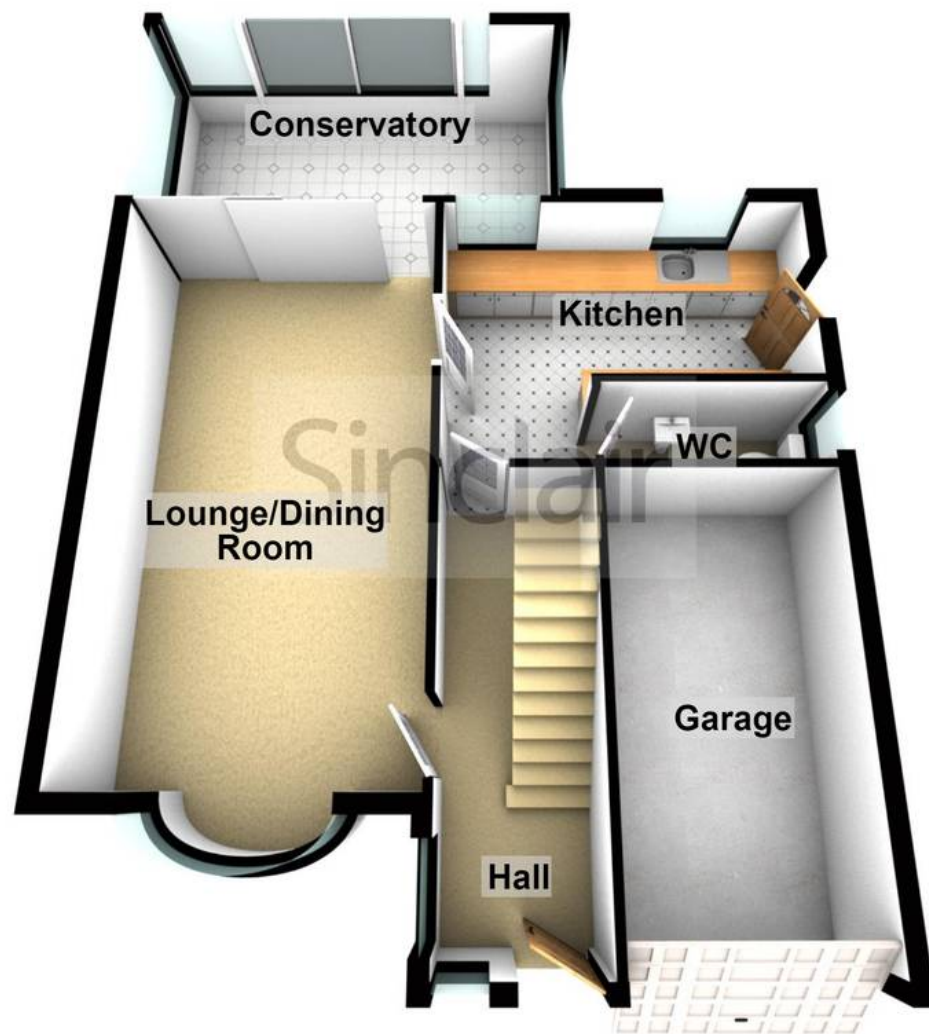
GARAGE

Single Garage

The garage has an electric roller shutter door, electric light and power.



Ground Floor



First Floor





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