









This stunning four bedroom detached house enjoys an enviable position on the highly regarded Loughborough Avenue, off Linden Road. Internally this spacious home is accessed via an entrance porch that connects through to an attractive reception hall with a staircase to the first floor and a cloakroom/wc. There is a superb lounge to the front and to the rear a fabulous open plan kitchen / dining and living area. The impressive open plan kitchen / dining and living area features French doors to the raised decked area, vaulted ceiling with Velux windows and a stylish kitchen, fitted with an excellent range of units, an island and a section of integrated appliances. On the first floor there are four well-proportioned bedrooms, a separate wc and a luxury, contemporary family bathroom with a free standing bath and walk in shower. Externally there is a driveway to the front providing ample off street parking whilst to the rear is a generous garden with artificial grass, a raised deck area and an exceptional and versatile outbuilding, currently utilised as an entertainment area. The former garage has been divided into two sections, one area has a main remote control roller shutter access door and the other is internally accessed from the hall in the house. This sought after and convenient location provides easy access to local amenities, shopping facilities and schools as well as offering excellent transport connections to surrounding locations. A rare opportunity to the marketplace, we highly advise arranging a detailed inspection to appreciate this remarkable home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite double entrance doors into

Entrance Porch

Wooden glass panelled double doors to

Reception Hall



Radiator, double glazed window to side elevation and stairs to first floor.

Lounge 17'7" x 18'6"



Generous Lounge with a double glazed window to front elevation, 3x radiators, an electric fire and built in shelving.

Open Plan Kitchen/Living & Dining Area 33'1" x 18'4"



Range of modern, high gloss wall and base units and an island with countertops over incorporating a 1.5 bowl undermount sink and drainer with mixer tap. Integrated appliances include 2x ovens 2x microwaves, 2x electric hobs, extractor fan, wine fridge and dishwasher. Space provided for an American style fridge/freezer, washing machine and tumble dryer. 5x radiators, 3x Velux windows, 2 sets of French UPVC doors and a double glazed window to rear elevation.

Store 7'10" x 10'4"

Access via the hallway providing storage space.

Washroom/WC



Low level WC and hand wash basin. Storage cupboard, chrome heated towel rail and double glazed window to side elevation.

First Floor Landing



Double glazed window to front and access point to loft.

Bedroom 1 14'1" x 11'3"



Double glazed window to front elevation and radiator.

Bedroom 2 10'0" x 12'9"



Double glazed window to front elevation and radiator.

Bedroom 3 10'11" x 10'3"



Double glazed window to rear elevation, radiator and built in mirrored fronted sliding door wardrobes.

Bedroom 4 8'8" x 12'8"



Double glazed window to front elevation and radiator.

Family Bathroom



Freestanding bath, vanity unit comprising Jack and Jill hand

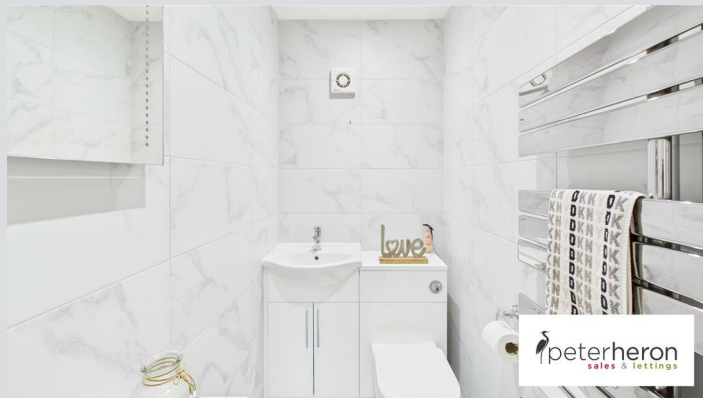
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MAIN ROOMS AND DIMENSIONS

wash basins and a walk in waterfall shower. Chrome heated towel rail and 2x double glazed windows to the rear elevation.

Seperate WC



Vanity unit comprising low level wc and hand wash basin. Chrome heated towel rail.

Outside



Generous rear garden with artificial lawn area and raised decked patio area. Summerhouse/ Home office perfect for entertaining. To the front there is a spacious block paved driveway providing off street parking for numerous cars.

Outbuilding - Summerhouse/Home Office 15'11" x 29'10"



A fantastic and versatile space, currently utilised as an entertaining area with a built in bar area and 2 sets of UPVC French doors to rear garden.

Store 9'6" x 6'7"

Former garage converted into two storage spaces. Access via electric roller shutter to the front.

Council Tax Band

The Council Tax Band is Band E.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 23/11/1954 and the Ground Rent is £15.00pa.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

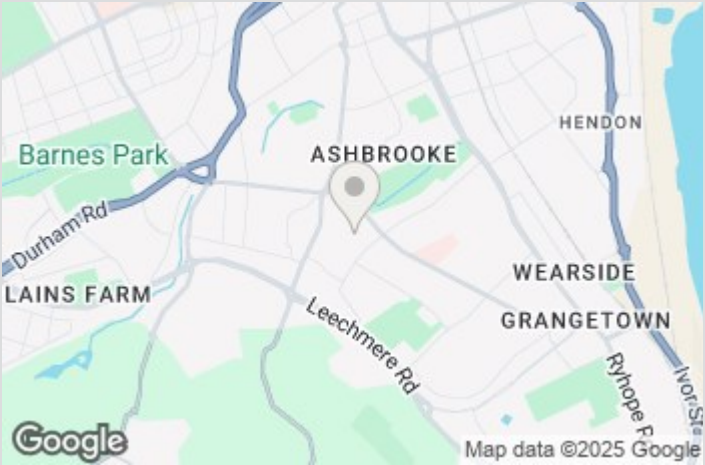
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MAIN ROOMS AND DIMENSIONS

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

220.7 m²

Reduced headroom

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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