Robert Ellis

look no further. . .

Admiral Close

East Leake, Loughborough LE12 6WL

An immaculately presented and well proportioned four bedroom detached house with a detached garage.

£372,500 Freehold

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Situated in this sought after and convenient residential location readily accessible for a range of local shops and amenities including schools, transport links and playing fields, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including families and young professionals.

In brief, the internal accommodation comprises: Entrance hallway, lounge, sitting room, open plan kitchen/diner, utility room and WC to the ground floor with a master bedroom with en-suite, three further bedrooms and a family bathroom to the first floor.

To the front of the property you will find a small garden and a lawned area with mature trees and shrubs and gated side access to the rear. To the rear you will find a private and enclosed well maintained garden which includes two patio areas, a lawned area, stocked beds and borders, a bark playing area and gated access to the side which leads to the rear where the detached garage and parking for two cars is situated.

Offered to the market with the benefit of gas central heating and double glazing throughout along with a range of modern fixtures and fittings, this amazing property is in ready to move in condition and an early internal viewing comes highly recommended in order to be fully appreciated.

Entrance Hallway
With a composite front door, tiled flooring, radiator with cover, feature Victorian panelled walls, stairs to the first floor and doors to the kitchen/diner, sitting room and lounge.

Lounge
13'1" x 10'9" (3.99 x 3.29)
A newly carpeted room with a UPVC double glazed window with fitted plantation shutters to the front, a media wall with inset electric fire, radiator, three double sockets, TV point and Virgin point.

Sitting Room
10'9" x 9'7" (3.29 x 2.94)
With new laminate flooring, UPVC double glazed window to the front with fitted planation shutters, radiator, two double sockets, TV point and ethernet point.

Kitchen/Diner
20'3" x 9'7" (6.18 x 2.93)
With a range of modern wall, base and drawer units, worksurfaces, one and a half bowl sink with drainer and mixer tap, integrated electric Samsung double oven and grill, Samsung induction hob with extractor over, integrated Zanussi dishwasher and AEG built in freezer, tiled flooring, spotlights, TV point, ethernet point, radiator, UPVC door and two UPVC windows to the rear and door to the utility room.

Utility
6'2" x 5'2" (1.90 x 1.60)
With a range of wall and base units, worksurfaces, sink with mixer tap, wall mounted Ideal combination boiler, plumbing for a washing machine, tiled flooring, radiator, spotlights, extractor fan, UPVC double glazed door to the rear and door to the WC.

WC
With WC, wall mounted corner wash hand basin, tiled flooring and splashbacks, UPVC double glazed window to the side and radiator.

First Floor Landing
With UPVC double glazed window with fitted plantation shutters to the side, loft hatch, feature Victorian panelled walls, useful storage cupboard and doors to the bathroom and four bedrooms.

Bedroom One
11'7" x 11'6" (3.54 x 3.53)
A carpeted room with UPVC double glazed window to the rear, radiator, three double sockets, TV point, ethernet point and door to the en-suite.

En-Suite
Incorporating a three piece suite comprising shower, pedestal wash hand basin, WC, tiled flooring and splashbacks, spotlights, heated towel rail, UPVC double glazed window to the rear, extractor fan and built in cupboard.

Bedroom Two
11'3" x 8'6" (3.44 x 2.61)
With laminate flooring, UPVC double glazed window with fitted plantation shutters to the front and radiator. Two double sockets, ethernet point, TV point and built in wardrobe.

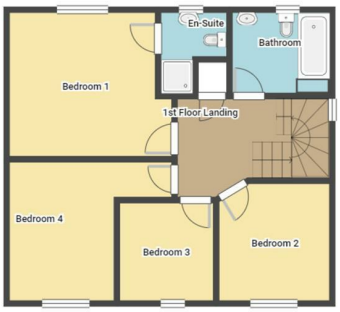
Bedroom Three
9'8" x 9'1" (2.95 x 2.79)
A newly carpeted bedroom with UPVC double glazed window with fitted plantation shutters to the front, radiator, fitted wardrobe, two double sockets, TV point and ethernet point.

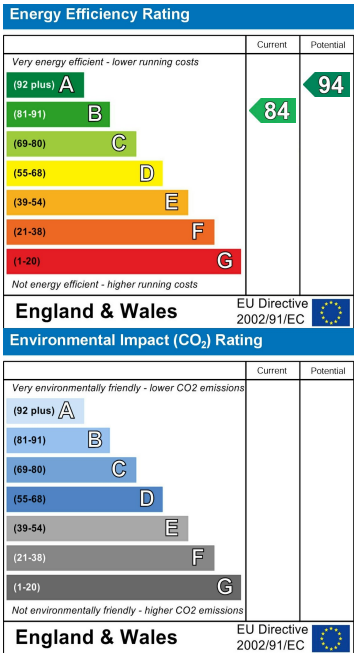
Bedroom Four
7'11" x 7'6" (2.43 x 2.31)
A newly carpeted bedroom with UPVC double glazed window with fitted plantation shutters to the front, radiator, two double sockets, TV point and ethernet point.

Bathroom
Incorporating a three piece suite comprising a panelled bath with mains controlled shower over, wash hand basin inset to vanity unit, WC, tiled splashbacks, spotlights, heated towel rail, fitted vanity unit, extractor fan, UPVC double glazed window with fitted Venetian blinds to the rear.

Outside
To the front of the property you will find a small garden and a lawned area with mature trees and shrubs and gated side access to the rear. To the rear you will find a private and enclosed well maintained garden which includes two patio areas, a lawned area, stocked beds and borders, a bark playing area and gated access to the side which leads to the rear where the detached garage and parking for two cars is situated.

Garage
Single garage with roller door and two parking spaces in front.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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