

Thorny Close

Loughborough, LE11 5UX



Located a short drive from the A6 offering great transport links, this semi-detached family home is offered to market with no upward chain, enjoying a spacious open plan living/dining room to the downstairs.

Guide Price £235,000



John German 

With a cul desac position, the property is set back from the road with a tarmac driveway providing off road parking, gated side access and an adjacent low maintenance front garden.

The front door opens into the spacious reception hallway where stairs rise to the first floor, having useful understairs storage and a door opening through to the lounge/diner.

Boasting dual aspect with a double-glazed window to both the front and rear, the lounge/diner is an inviting space, with a gas fire and surround offering the focal point.

The dining area is an ideal size for family mealtimes or entertaining guests and has access through to the well-appointed kitchen, hosting a range of both eye level and base units with work surface over. There is an integrated oven, SMEG hob, overhead extractor and a one and a half bowl sink and drainer unit beneath the double-glazed window to the side. There is further appliance space for a washing machine and dishwasher, which may be available to be included in the sale by negotiation.

Upstairs, the landing gives access to the three bedrooms and family bathroom.

Bedrooms one and two are doubles, with double glazed windows to the front and rear respectively.

Bedroom two is currently utilised as a home working space, and benefits from plentiful built-in storage.

The third bedroom is a single and would also work well as a study/home office, featuring an over-stairs storage cupboard and double-glazed window looking out over the front.

Completing the upstairs is the bathroom comprising panelled bath with shower over, WC, wash hand basin, tiling to the walls and a heated chrome towel rail.

Outside, the rear garden has a patio to the immediate rear but is laid mostly to lawn, which extends around the rear of the detached garage. With an up and over door to the front, the garage offers excellent storage/parking space, with the gates to the side of the property providing access.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.charnwood.gov.uk

Our Ref: JGA/30112022

Local Authority/Tax Band: Charnwood Borough Council / Tax Band B







John German
 3-5 Bedford Square, Loughborough, LE11 2TP
 01509 239121
 loughborough@johngerman.co.uk

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