

Park Road

Loughborough, LE11 2HH

John 
German





KustomKing
7884D

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Guide Price £450,000

A must see... this stylish yet characterful family home boasts an open plan living kitchen to the rear, dedicated home working space, separate lounge and four double bedrooms!



Situated on the highly regarded Park Road in Loughborough, this superbly presented property combines character with modern living. Arranged over three floors and boasting an enviable open plan kitchen/living space to the rear. What was once a garage has been transformed into a fantastic and dedicated home working space, enjoying side access independent from the rest of the house. Located just a short distance from the range of amenities that Loughborough has to offer, there are also nearby schools and excellent transport links, with the property set back from the road offering a block paved driveway.

The front door opens to the vibrant and inviting hallway, where stairs rise to the first floor and doors open to the lounge, living kitchen and useful understairs cloakroom which comprises low level WC and hand wash basin. Enjoying a double-glazed bay window to the front aspect, the lounge is a cosy reception space, with characterful fireplace and picture rail, coupled with the modern practicality of spotlights to the ceiling. Continuing this seamless fusion of new and old, the extended open plan living kitchen is undoubtedly the heart of this family home. The dining area has a fireplace and overhead light point, bi folding doors offer views out over the sizeable rear garden and the kitchen is well appointed with a comprehensive range of storage units and solid wood worksurfaces. The central island is well placed to offer a natural divide to the home, housing the sink unit which sits beneath the vaulted ceiling, with natural light flooding in from the skylights. The range cooker sits in front of a feature brick faced wall and there is also an integrated microwave, fridge, freezer and dishwasher. From the kitchen there is access to the dedicated home working space – ideal for somebody looking to start or run a business from home. With what used to be the garage door now a double-glazed sliding patio door, there is gated access straight in from the driveway. Beyond this is a useful guest/customer cloakroom, with low level WC and an inset basin. Completing the downstairs accommodation is the utility room, housing the boiler and offering further work surface with plumbing and appliance space for a washing machine and tumble dryer.

Heading up to the first floor you will find two of the four double bedrooms, a study/office providing more home working space, and the family bathroom. Both bedrooms are well proportioned, with the one to the rear offering extensive built in storage, a bay window and views over the rear garden and the tennis courts beyond. The office/study benefits from a built-in storage and desk combination, with dual aspect windows to both the front and side.

The second floor incorporates a loft conversion that has created a further two double bedrooms. The double to the front has skylights to the sloped ceiling with eaves storage. Adjacent, the other bedroom offers even more storage and looks out over the rear aspect, with a double-glazed window as well as a Juliet balcony making the most of the views. The bathroom has a family friendly four-piece suite, with both a bath and walk in shower cubicle in addition to the low-level WC, hand wash basin and heated chrome towel radiator.

The bifold doors offer an effortless flow out to the rear garden, ideal for warm sunny days with the flagstone patio providing a great space for outdoor entertaining. The remainder of the garden is laid predominantly to lawn, with planted borders. To the rear boundary there is a shed/workshop and adjacent area laid with bark chippings.

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

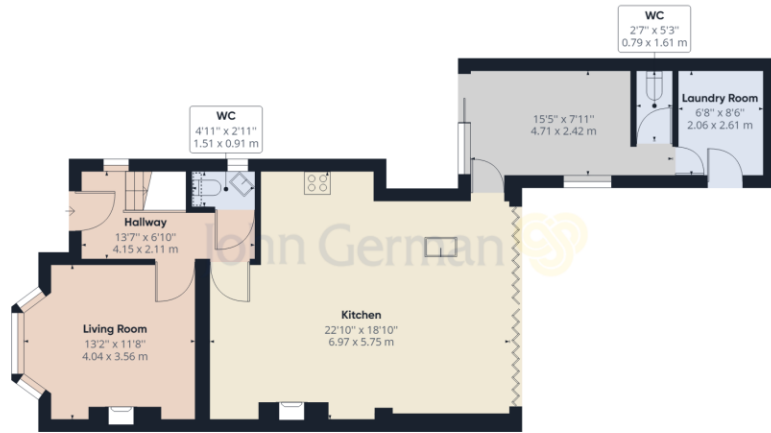
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.charnwood.gov.uk

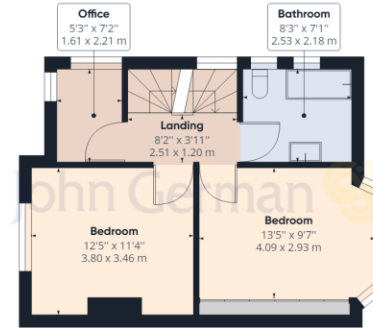
Our Ref: JGA/20012023 **Local Authority/Tax Band:** Charnwood Borough Council / Tax Band C



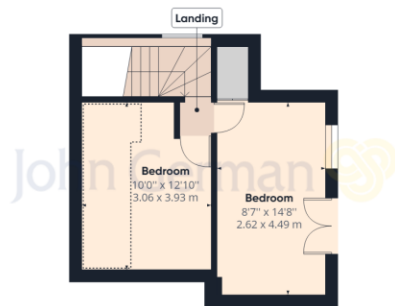




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1527.69 ft²

141.93 m²

Reduced headroom

51.43 ft²

4.78 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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