

Dulverton Close

Loughborough, LE11 3SN



Offered to market with no upward chain and enjoying a cul de sac position, this spacious home enjoys two reception rooms, ample off road parking and a sizeable plot extending to around 0.1 acres.

Guide Price £265,000



John German

Ideally positioned on the forest side of Loughborough, the property is within easy reach of both the University as well as falling within the catchment for Holywell School. The cul de sac offers a peaceful setting away from the main road, with the property enjoying a substantial plot with lawned front and rear gardens.

Set back from the road with a sizeable front driveway and lawned garden, the side entrance door opens to the hallway where stairs rise to the first floor and doors lead off to the downstairs rooms.

Having two reception rooms, the main lounge is generously proportioned and has a double glazed window to the front aspect and a useful understairs storage area.

The second of the reception rooms is a dining room with a double glazed window looking out over the rear garden. This room also offers potential to be used as a downstairs bedroom if required.

The bright and inviting kitchen has an array of both eye level and base units, with work surface over and tiled splashbacks. There is an integral oven, gas hob and overhead extractor and an adjacent stainless steel sink and drainer unit alongside further appliance space with plumbing for a washing machine. Natural light floods in via the dual aspect windows to the front and side aspect.

Completing the ground floor is the bathroom that has been smartly refitted with a modern suite comprising a panelled bath with shower over, low level WC, sink unit with vanity storage unit and a heated towel rail.

Heading up to the first floor, the landing has doors off to the three well proportioned bedrooms. All of the bedrooms have double glazed windows to either the front or rear, with two also offering integral storage in the way of wardrobes and an integral cupboard.

Externally, the property sits back beyond a good sized lawned foregarden with adjacent long driveway giving access to gated access into the rear garden. This is largely laid to lawn with a block paved patio area to the immediate rear of the property.

The rear garden has a solid built outbuilding, which is split in to two sections offering space for a variety of uses – currently utilised as storage.

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:

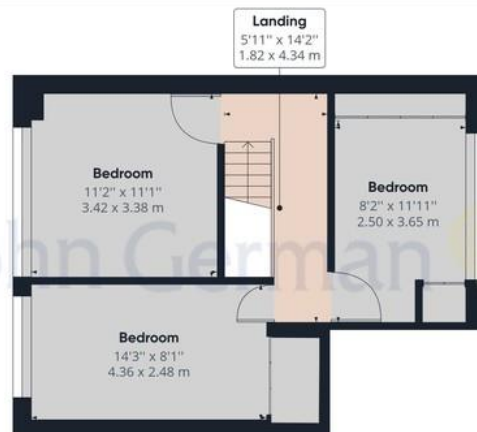
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12092023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

990.45 ft²
92.02 m²

(1) Excluding balconies and terraces

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

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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