

Stewart Drive
Loughborough, LE11 5RU

John 
German





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Guide Price £375,000

Enjoying a secluded cul de sac position whilst maintaining easy access to nearby amenities and commuter routes, this extended family home is deceptively spacious. Boasting five double bedrooms, presenting a fantastic space for families.



Benefiting from its secluded cul-de-sac position, the property offers off road parking for multiple cars, having a paved driveway with gravelled surrounds. The adjacent lawned garden has planted borders hosting a variety of plants and shrubs. The glazed porch offers a useful entrance space, with terracotta tiled floor and a multi paned glazed door leading through to the hallway.

Being generously proportioned, the entrance hallway has tiled flooring, with there being doors to the guest cloakroom – having a contemporary white suite with wc and hand wash basin – as well as to the lounge, kitchen and useful understairs storage cupboard.

The lounge/diner is impressive in size, having dual aspect to both the front and rear by of a double glazed window and patio door. The character exposed brick fireplace has a living flame gas fire, offering a focal point to the room. Having two central heating radiators as well as two ceiling mounted light points, this sizeable reception room could potentially be divided into two, if more suitable.

Continuing through, the homely kitchen/diner is another excellent space, with there being enough distinction between the two defined areas whilst maintaining an open plan feel.

The kitchen comprises a range of eye and base level storage units, with work surface over. Laminate flooring runs through, with there being appliance space for a range of white goods including a fridge, freezer, washing machine, tumble dryer and cooker.

The dining area benefits from further storage, also housing the Worcester boiler. There are patio doors which open to the rear garden along with internal access to the garage.

Being larger than the average single garage, this versatile space offers potential for a variety of uses. Featuring built in storage, there is also light & power points, with an up and over door to the front driveway.

A feature central staircase splits in two directions, to two separate landing areas. This in turn gives access to the five double bedrooms, along with the family bathroom.

Bedroom one enjoys views out over the rear garden, having laminate flooring and integrated storage, whilst comfortably having space to host a double bed.

The adjacent second bedroom again has laminate flooring, with a double glazed window overlooking the front aspect.

The third bedroom is located opposite the family bathroom, currently utilised as a single but with space to host a double bed if required.

Bedrooms four and five form part of the extension, looking out over the rear and front aspects respectively. Whilst offering good sized bedrooms, these are currently providing office/study space – creating an excellent home working area.

Thanks to how well proportioned the bedrooms are, the property is versatile - being well suited to family living – and also to those who might need more than one space for home working.

Completing the first floor, is the family bathroom. Having been refitted with a bright and contemporary suite comprising of a panelled bath with shower over, low level wc, pedestal hand wash basin and central heating radiator. The airing cupboard provides useful storage, as well as hosting the hot water cylinder.

Outside, the rear garden is an excellent place to sit and enjoy the sunshine. Being a great size, with private aspect thanks to a mature foliage. The central lawn is flanked by maintained and planted seasonal borders, with there being a patio to the immediate rear of the property. The rear garden also offers a shed, outdoor lighting and water tap – with gated access leading round to the side of the property.

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

Property construction: Traditional **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

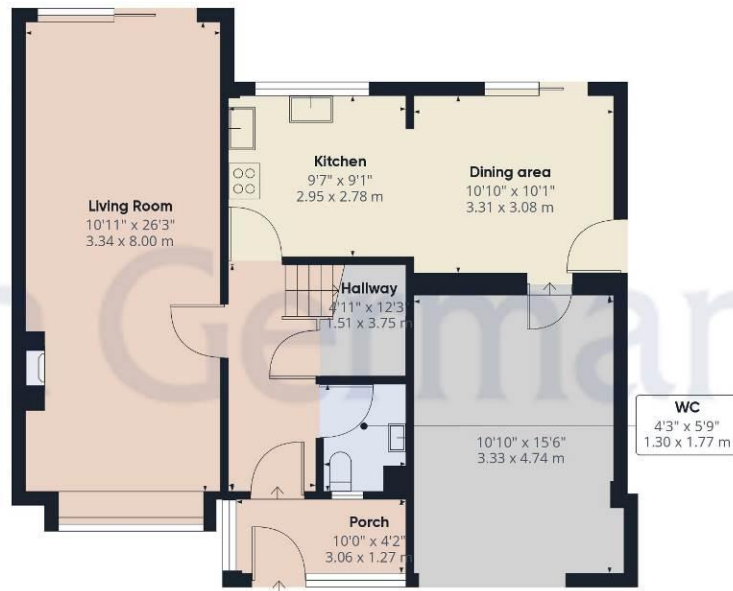
Local Authority/Tax Band: Charnwood Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA06022024







Ground Floor

Approximate total area¹⁾

1504.5 ft²

139.77 m²



Floor 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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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