



37 Kings Avenue, Loughborough

£325,000 Freehold

A dormer bungalow fit for royalty! Featuring four bedrooms, a three-car drive, and two shower rooms, this is one incredible home! View today to avoid disappointment!

Step into King's Avenue's crowning glory! This four bedroom detached dormer bungalow reigns supreme, with an excellent corner plot, generous rooms throughout, and scope still for even more enhancement!

The entrance to this truly unique home consists of an initial brick-built porch, formed of double glazed windows and French doors, before opening into a superb hallway. The hall is light and airy, with access provided to each of the property's original ground floor rooms. These consist of the living room - a bay-fronted space measuring over thirteen feet in width; a stunning kitchen with integrated oven, extractor fan and space for a dishwasher; the beautifully-tiled ground-floor shower room, as well as two double bedrooms. Both of these bedrooms benefit from built-in storage, each one looking over to the gardens. The ground floor has also been extended during the lifetime of the property, with the addition of a large conservatory, as well as a convenient utility room, both of which are accessible through the kitchen.

The upper floor of the house is again excellent, consisting of a spacious landing, two double bedrooms, and an additional shower room. The entire property has been newly redecorated, and is a truly ideal canvas for a purchaser to create their own home.

The property is sited on a delightful corner plot, ideal for a keen gardener, and benefits from a substantial front driveway, with space for three cars. A fourth could be housed in the attached single garage, making this property truly perfect for the busy family.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with rail links to London, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.



Entrance porch

Entrance hall

17' 2" x 8' 8" (5.23m x 2.63m)

Lounge

13' 11" x 12' 0" (4.25m x 3.65m)

Breakfast kitchen

14' 11" x 11' 7" (4.54m x 3.52m)

Conservatory

12' 8" x 9' 3" (3.86m x 2.81m)

Shower room

Bedroom three

12' 1" x 9' 3" (3.69m x 2.83m)

Bedroom four

11' 11" x 9' 2" (3.63m x 2.79m)

Landing

Bedroom one

14' 10" x 14' 1" (4.51m x 4.29m)

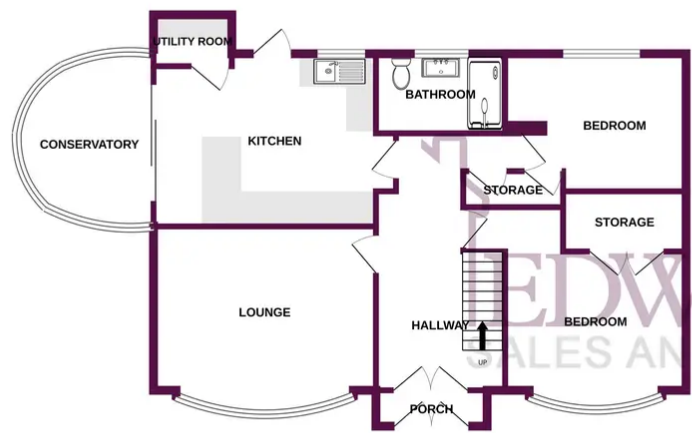
Bedroom two

13' 11" x 12' 2" (4.25m x 3.71m)

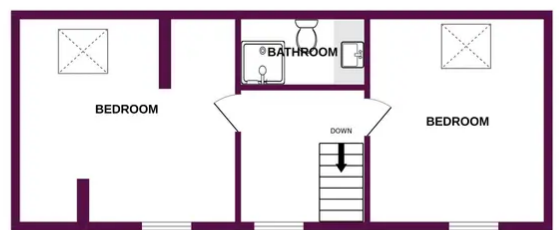
Shower room

Garage

GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1437 sq.ft. (133.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024