



Allendale Road, Loughborough

welcome to

Allendale Road, Loughborough

Beautifully presented four-bedroom family home that features include a generous dual-aspect lounge with French doors to the garden, a large kitchen/diner, utility room, ground-floor WC, four well-proportioned bedrooms including an en-suite to the master and off-street parking.

Entrance

The entrance hall providing access to the ground-floor living spaces. Finished in neutral decor with practical flooring, it offers a tidy and modern first impression, with stairs leading to the first floor.

Living Room

17' 5" x 11' 1" (5.31m x 3.38m)

A dual-aspect lounge featuring windows to the front and French doors opening onto the rear garden. This room includes a central feature fireplace.

Kitchen/Dining Room

17' 5" x 9' 9" (5.31m x 2.97m)

A beautifully presented kitchen/diner fitted with modern units and room for a family dining table. A great social space with a window overlooking the front aspect and direct access into the utility room.

Utility Room

7' 4" x 6' 9" (2.24m x 2.06m)

A practical and well-appointed utility room with additional storage and worktop space, plus plumbing for laundry appliances. Provides access to the rear garden.

Ground Floor Wc

A convenient downstairs cloakroom fitted with a modern WC and washbasin, finished in contemporary neutral decor.

Bedroom One

17' 5" x 11' 2" (5.31m x 3.40m)

A generous double bedroom, offering built-in storage and access to a private en-suite shower room. A peaceful and well-presented primary suite.

En-Suite

7' 5" x 5' 5" (2.26m x 1.65m)

A modern en-suite shower room fitted with a stylish shower enclosure, washbasin, and WC. Finished with contemporary tiling and fixtures.

Bedroom Two

14' 4" x 9' 8" (4.37m x 2.95m)

A well-sized double bedroom offering excellent space for furnishings. Neutral decor and a window either side.

Bedroom Three

9' 5" x 7' 3" (2.87m x 2.21m)

A comfortable bedroom, perfect for a child, guest, or home office. Finished in clean, modern decor to suit a variety of uses.

Bedroom Four

9' 6" x 6' 4" (2.90m x 1.93m)

A versatile bedroom located at the front of the home, ideal for use as a nursery, dressing room, or dedicated workspace.



Family Bathroom

A modern family bathroom fitted with a panelled bath, WC, and washbasin. Stylish tiling and a clean finish make this a practical and attractive space.

Rear Garden

A generous and enclosed rear garden with a lawned area and patio, ideal for outdoor dining. Direct access from the lounge via French doors creates a great indoor-outdoor flow.



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welcome to

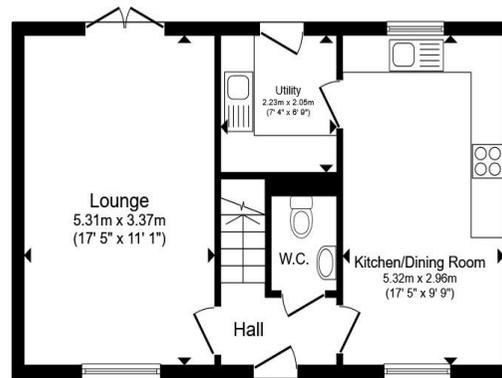
Allendale Road, Loughborough

- Spacious four-bedroom family home
- Utility room & ground floor WC
- Generous rear garden
- Off-road parking
- Dual-aspect lounge with French doors

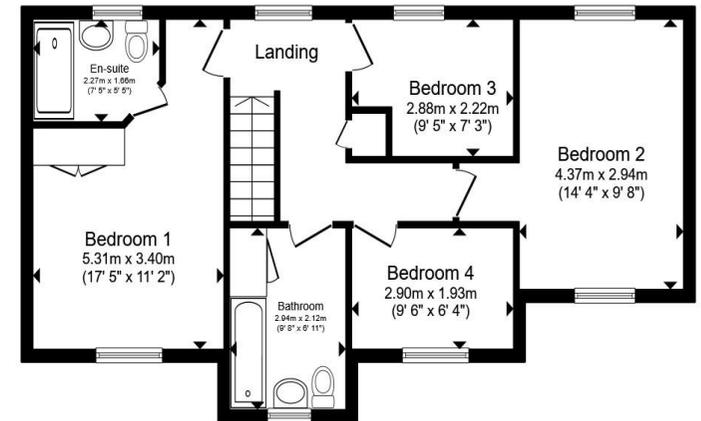
Tenure: Freehold EPC Rating: C

Council Tax Band: D

£355,000



Ground Floor



First Floor

Total floor area 107.1 m² (1,153 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LBH115662 - 0002

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