



Ashmount Close, Loughborough

welcome to

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Immaculately presented three-bedroom semi-detached home with modern kitchen diner, spacious lounge, aircon in bedroom two, upgraded ensuite, family bathroom and landscaped garden. Features an impressive garden room ideal for a gym or office. A stylish, move-in-ready property that must be viewed!

Entrance

A welcoming entrance hall with access to the living room and ground floor wc, with vinyl flooring and a radiator.

Living Room

18' 4" x 15' 5" (5.59m x 4.70m)

A spacious and beautifully decorated living space featuring a bespoke fitted media wall with integrated shelving and lighting. Double glazed front window, plush carpet, a radiator, access through to the kitchen diner, stairs rising to the first floor and a versatile space under the stairs.

Kitchen Diner

Modern and stylish kitchen fitted with a range of gloss units, integrated oven, gas hob with extractor and dishwasher, space for appliances such as a washing machine, and ample worktop space. The dining area comfortably fits a family table and enjoys views over the rear garden. French doors open onto the patio, creating an ideal indoor-outdoor flow.

Wc

Convenient ground-floor cloakroom with low-level WC, wash basin, radiator and modern splashback.

Bedroom One

12' 10" x 8' 2" (3.91m x 2.49m)

A generous main bedroom with fitted wardrobe, radiator and a window to the front. Door leading to:

Ensuite

Beautifully upgraded and extended shower room featuring a walk-in shower with rainfall head, modern vanity unit, illuminated mirror, heated towel rail, window to the side and stylish tiling.

Bedroom Two

11' 10" x 8' 2" (3.61m x 2.49m)

A spacious double bedroom with a fitted air con unit, carpets, radiator and a double-glazed window to the rear.

Bedroom Three

7' 10" x 6' 11" (2.39m x 2.11m)

A well-presented third bedroom with feature wall panelling, double glazed window to the rear, carpet and a radiator.

Family Bathroom

Contemporary family bathroom comprising a panelled bath with overhead shower and screen, wash basin, WC, heated towel rail, extractor fan, double glazing to the front and modern tiles.

Garden Room

11' 10" x 8' 6" (3.61m x 2.59m)

A standout feature — this plastered and powered garden room is currently used as a home gym. Benefits include electric heating, spotlights and large French doors opening onto the garden. A highly versatile space perfect for a home office, studio, or leisure room.



Outside

Attractive frontage with driveway parking for two vehicles and space for a garden shed. Low-maintenance, fully paved garden providing seating and entertainment areas. Includes access to the garden room and side gate leading to the driveway.



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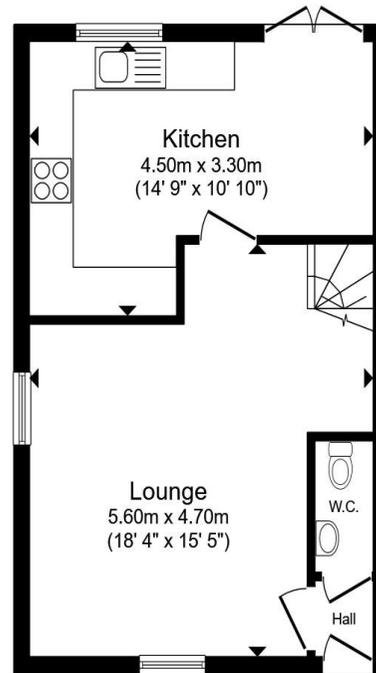
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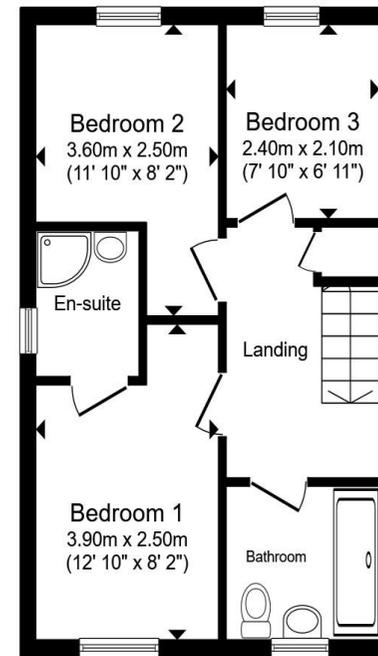
- Garden room with power, heating, and French doors
- Contemporary family bathroom and stylish en-suite shower room
- Off road parking
- Low-maintenance landscaped rear garden
- Popular residential location on the Forest Side, close to schools, shops, and transport links

Tenure: Freehold EPC Rating: B
Council Tax Band: C

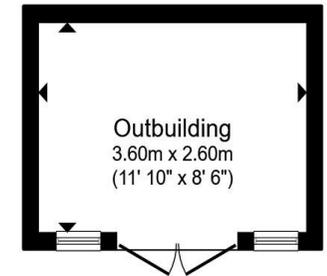
£275,000



Ground Floor



First Floor



Outbuilding

Total floor area 81.0 m² (872 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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