



Seymour Close
Loughborough, LE11 4FQ

Offers In Region Of £225,000

Property Features

- THREE/FOUR UPSTAIRS BEDROOMS
- ANNEX WITH BEDROOM AND SHOWER ROOM
- LOUNGE
- 14'8" MODERN DINING KITCHEN
- DOWNSTAIRS SNUG/STUDY
- LANDSCAPED GARDEN WITH INSULATED OUTBUILDING

Full Description

ENTRANCE PORCH

PVCu double glazed door into porch with sliding door into hallway.

ENTRANCE HALL

With stairs off to first floor and open into lounge.

LOUNGE

14' 1" x 11' 5" (4.29m x 3.48m)

PVCu double glazed bow window to front elevation, Adam style fireplace, radiator, wood laminate flooring and door into dining kitchen.

DINING KITCHEN

14' 8" x 10' 8" (4.47m x 3.25m)

Fitted with a modern range of wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated electric oven, built in gas hob, integrated extractor hood, integrated fridge, integrated dishwasher, under-counter space and plumbing for washing machine, dining area, wood laminate flooring, under-stairs storage cupboard, PVCu double glazed window to side elevation and doors leading to snug/study and inner lobby.

SNUG/STUDY

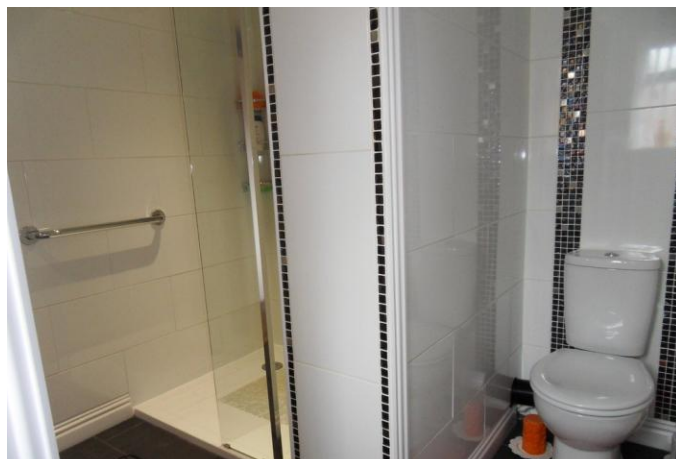
8' 4" x 7' 3" (2.54m x 2.21m)

PVCu double glazed window to rear elevation, radiator and wood laminate flooring.

INNER LOBBY

Wood laminate flooring, part tiled walls, PVCu double glazed external door to rear elevation and sliding door into shower room.

SHOWER ROOM



8' 3" x 7' 6" (2.51m x 2.29m)

Fitted with a modern three piece suite comprising close coupled W.C., wash hand basin and shower cubicle, tiled flooring, tiled walls, PVCu double glazed window to rear elevation and folding door into side lobby.

SIDE LOBBY

External door to front elevation, giving private access into the annex, with folding door into bedroom and further external door leading out into the garden.

BEDROOM

13' 6" x 7' 10" (4.11m x 2.39m)

PVCu double glazed window to side elevation, radiator and wood laminate flooring.

LANDING

Built in storage cupboard, access to loft and doors to all three bedrooms and bathroom.

BEDROOM ONE

17' 0" x 8' 4" (5.18m x 2.54m)

PVCu double glazed window to rear elevation and radiator.

BEDROOM TWO

11' 5" x 8' 10" (3.48m x 2.69m)

PVCu double glazed windows to front elevation, built in sliding mirror wardrobes, radiator and wood laminate flooring.

BEDROOM THREE

8' 0" x 5' 10" (2.44m x 1.78m)

Radiator and folding doors into fourth bedroom/hobby room.

BEDROOM FOUR/HOBBY ROOM

8' 5" x 5' 1" (2.57m x 1.55m)

PVCu double glazed window to rear elevation and radiator.

FAMILY BATHROOM

Fitted with a modern three piece suite with close coupled W.C, vanity unit with wash hand basin and L-shaped bath with shower screen and shower over, feature radiator, tiled walls, laminate flooring and PVCu double glazed window to side elevation.

OUTBUILDING

11' 5" x 8' 5" (3.48m x 2.57m)

Fully insulated wooden outbuilding with PVCu double glazed windows and door, which could be used as a home



office/gym/studio.

OUTSIDE

To the front of the property is a garden and block paved driveway providing off road parking and giving gated access to the rear garden and annex. To the rear is a low maintenance, hard landscaped garden with decked seating areas and slate borders, enclosed by wooden fencing.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Stef, Hannah or Abi to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

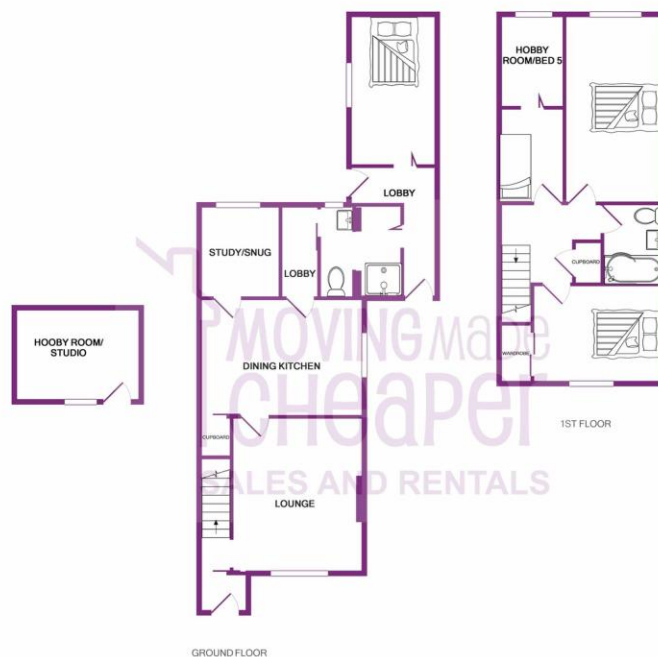
Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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