

Alexanders



Vale Close
Loughborough



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Loughborough

- A fantastic family home
- Impressive 1817 sq ft of living space
- Seven bedrooms and three bathrooms
- Beautiful living kitchen with utility room
- Quiet residential setting
- Plenty of reception space and a study
- Low-maintenance gardens
- Private drive and detached garage
- EPC Rating C

General Description

Alexanders of Loughborough offer to the market this fantastic family home that has been extended to a high standard to include no less than 7 good sized bedrooms, three bathrooms and a family living kitchen. The property is positioned in a quiet residential setting on the ever-popular Grange Park development in the market town of Loughborough. Within close proximity are lovely country walks and a range of local shops, good schooling and wider amenities. Access to Loughborough town centre and the city of Leicester is also easy for commuters, and the Charnwood Forest is a short drive away.

The property has been renovated and extended by the current owners to include a complete new central heating system and the addition of a second floor. There is an impressive 1817 sq ft of living accommodation laid across three floors with uPVC double glazing and gas central heating throughout. In brief, expect to find a spacious entrance hall giving access to a sitting room, office, utility room, w.c., and a large living kitchen with conservatory addition.

The first floor landing is light filled, and there are stairs rising to the second floor. In total there are seven generous bedrooms laid across two floors with a beautiful four piece family bathroom on the first floor and a shower room on the second. The principal bedroom suite affords fitted wardrobes and separate en-suite facilities.

The property is set behind low maintenance front gardens with a private driveway to the side. There is a detached garage with up and over door to the rear of the drive. To the rear of the property are low maintenance west facing gardens with a seating patio, large AstroTurf lawn and a substantial shed offering good storage. Viewing via the sole selling agent, Alexanders of Loughborough. Tel: (01509) 861222. Virtual viewing available.



Accommodation

Entrance Hall

Living Kitchen

26'3 x 9'4 (8.00m x 2.84m)

Utility Room

7'8 x 5'4 (2.34m x 1.63m)

Sitting Room

14'8 x 11'6 (4.47m x 3.51m)

Conservatory

12'6 x 10'6 (3.81m x 3.20m)

Study

9' x 7'8 (2.74m x 2.34m)

WC

First Floor

Bedroom One

11'6 x 11'9 (3.51m x 3.58m)

En Suite

Bedroom Three

11'8 x 8'4 (3.56m x 2.54m)

Bedroom Four

12'5 x 7'3 (3.78m x 2.21m)

Bedroom Seven

9'6 x 7'6 (2.90m x 2.29m)

Bathroom

Second Floor

Bedroom Two

16'2 x 11'6 max (4.93m x 3.51m max)

Bedroom Five

11'2 x 8'4 (3.40m x 2.54m)

Bedroom Six

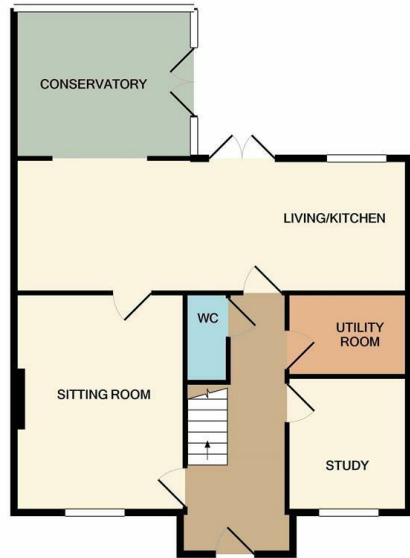
11'1 x 7'6 (3.38m x 2.29m)

Shower Room

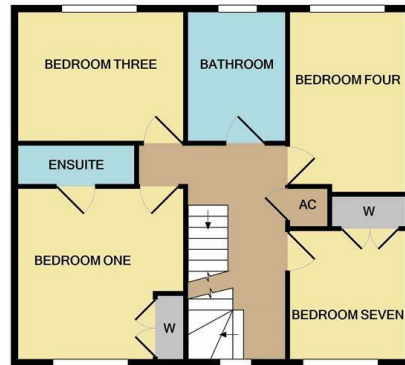
7'6 x 5' (2.29m x 1.52m)

Tenure: Freehold. Local Authority: Charnwood Borough Council.
Council Tax Band E.

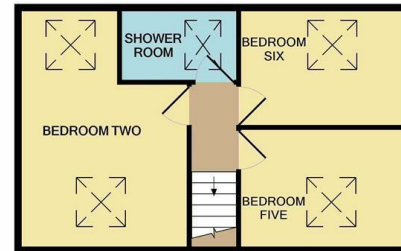




GROUND FLOOR
APPROX. FLOOR
AREA 764 SQ.FT.
(70.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1817 SQ.FT. (168.8 SQ.M.)

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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Viewing by appointment only

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Important Information

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.