



Craven Close, Loughborough

welcome to

Craven Close, Loughborough

William H Brown are delighted to welcome to the market this stunning four bedroom detached home in the ever so popular Forest side of Loughborough. The property has accommodation comprising in brief lounge, dining room, kitchen, ground floor w/c, four bedrooms, bathroom, driveway & rear garden!

Entrance Hallway

Entering the property through the front door leads you into a hallway with doors to the ground floor w/c, lounge and a useful storage cupboard.

Ground Floor W/c

The ground floor w/c has a low level w/c, wash hand basin and a frosted double glazed window to the side elevation.

Lounge

22' 3" x 16' 1" (6.78m x 4.90m)

The lounge has wooden flooring, stairs rising to the first floor, two radiators, television aerial point, gas feature fireplace with wooden mantel and hearth, double glazed window to the front elevation, doors to the dining room and kitchen, dado railing, coving to ceiling.

Dining Room

10' 9" x 12' 1" (3.28m x 3.68m)

The dining room has wooden laminate flooring, double glazed windows to the side elevation, French doors leading out to the rear garden, radiator and coving to the ceiling.

Kitchen

8' 7" x 14' 9" (2.62m x 4.50m)

The kitchen has a range of wall and base units with roll edge work surfaces over, stainless steel sink drainer with swan neck tap, plumbing for a washing machine, space for a fridge freezer, integrated double cooker, separate four ring gas hob with cooker hood over, part tiled walls, tiled flooring,

breakfast bar, back door leading out to the side of the property and two double glazed windows to the rear elevation.

Landing

The landing has stairs rising from the ground floor, carpeted flooring, doors to all rooms.

Bedroom One

16' 9" x 11' 5" (5.11m x 3.48m)

Bedroom one has fitted wardrobes with mirrored sliding doors, wooden laminate flooring, double glazed window to the front elevation, radiator, coving to the ceiling and a television aerial point.

Bedroom Two

8' 9" x 16' 11" (2.67m x 5.16m)

Bedroom two has a double glazed window to the front elevation, radiator, laminate flooring and coving to the ceiling.

Bedroom Three

10' 9" x 11' 1" (3.28m x 3.38m)

Bedroom three has wood laminate flooring, double glazed window to the rear elevation, fitted drawers and fitted wardrobes, radiator and coving to the ceiling.

Bedroom Four

13' 1" x 8' 1" (3.99m x 2.46m)

Bedroom four has carpeted flooring, double glazed window to the rear elevation, radiator and coving to ceiling.





Bathroom

10' 1" x 8' 3" (3.07m x 2.51m)

The bathroom has a white four piece suite comprising low level w/c, vanity wash hand basin, fitted bath with mixer taps, shower cubicle, heated towel rail, frosted double glazed window to the side elevation, door to airing cupboard, tiled flooring, part tiled walls and inset shelving with a spotlight.

Outside

Outside, to the front is a block paved driveway providing ample off road parking for several vehicles, shaped lawn area, flower borders, side gated access to the rear garden and access to the garage.

To the rear is a beautifully maintained garden comprising well maintained lawn, pathway to the rear, raised decking area, raised flower borders filled with well stocked and established flowers, green house and range of well-kept shrubs and trees.

Garage

The garage has an up and over door, power and light.



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welcome to

Craven Close, Loughborough

- Four bedroom detached home
- Popular Forest side of Loughborough with views of the Outwoods
- Spacious lounge & separate dining room
- Four piece bathroom & ground floor w/c
- Beautifully presented rear garden

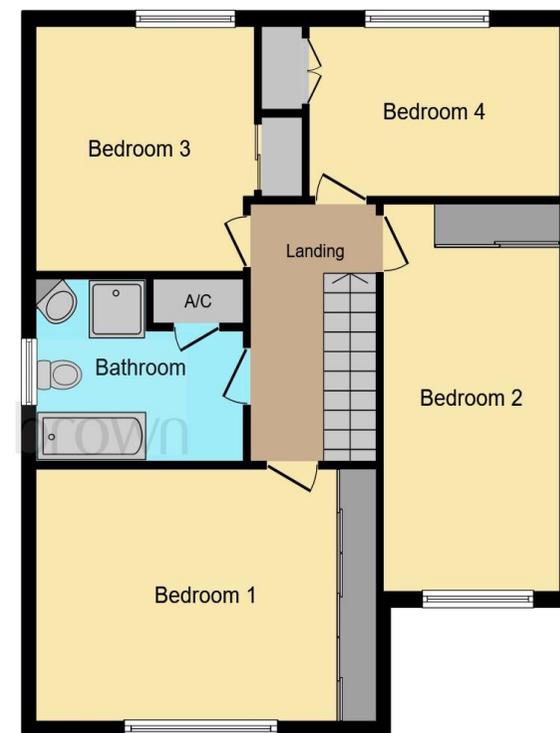
Tenure: Freehold EPC Rating: Awaited

offers in the region of

£450,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LBH112749 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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