



**NICK HUMPHREYS**

SALES · LETTINGS · STUDENT

SINCE 1986

**Stonebow Close, Leicestershire, LE11 5EU**

**£250,000**

## 5 Stonebow Close, Loughborough, Leicestershire, LE11 5EU

We are delighted to offer this modern three-storey, FOUR-BEDROOM mid-town house in a great location for school catchments, local supermarkets, and transport links in and out of Loughborough.

The property consists of an entrance hall, WC/cloakroom, utility area, and a bedroom/study on the ground floor. It features a kitchen diner and living room on the first floor, with a further staircase leading to the family bathroom and three bedrooms, including a master bedroom with an en-suite.

Benefitting from gas central heating, double-glazed windows and doors, an integral garage, off-road parking at the front, and an enclosed rear garden.



### **Entrance Hall**

Door to the front, radiator, cupboard understairs.

### **Downstairs WC**

Low level wc, pedestal wash hand basin and radiator.

### **Bedroom Four/Seperate Dining Room**

Upvc double glazed window to the rear and radiator.

### **Utility Room**

Door to the rear, radiator, single drainer sink work tops fitted cupboard and central heating boiler.

### **Superb Dining Kitchen**

With two Upvc double glazed windows to the front an extensive range of modern fitted cupboards and worktops, built in oven hob and extractor hood, wooden laminate flooring.

### **Integral Single Garage**

With power and light , metal up and over door to the front and personal side door in to the hallway.

### **First Floor**

Landing and radiator.

### **Lounge**

with two windows to the rear, radiator.

### **Dining Kitchen**

Two Upvc windows to the front an extensive modern range of fitted cupboards and work tops, single drainer sink unit, built in oven , extractor hood and built in hob. wooden laminate flooring.

### **Second Floor**

Landing built in airing cupboard, radiator, loft access.

### **Bedroom One**

Upvc window to the front, radiator, built in cupboard.

### **En Suite Shower Room**

Upvc window to the front Low level WCF, pedestal wash hand basin and shower cubicle and radiator.

### **Bedroom Two**

Upvc window to the rear and radiator.

### **Bedroom Three**

UPVC window to the rear radiator.

### **Family Bathroom**

Three piece suite including low level wc, pedestal wash hand basin and a panelled bath with shower attachment , extractor fan and radiator.

### **Outside**

Rear garden - small sloping rear garden with astro turf.

Front ; with driveway leading to the garage.

### **Tenure**

Freehold

### **Council Tax Band**

Charnwood Borough Council

Council Tax Band : D

### **Viewings**

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

### **Valuations**

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

### **Fixtures, Fittings & Appliances**

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

### **Photographs**

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

### **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.

### **Money Laundering**

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence.

This evidence will be required prior to solicitors being instructed.

### **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

### **Hours Of Business**

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





