



# HOPKINS & DAINTY

ESTATE AGENTS



**Primrose Close, Loughborough, LE12 9UU**

**£260,000**

**\*OPEN 7 DAYS A WEEK\*** - HOPKINS & DAINTY of TICKNALL are pleased to offer this three bedroom semi detached home with NO UPWARD CHAIN. Set towards the end of a small cul-de-sac, with a generous rear garden and GARAGE opposite. The accommodation comprises: front porch, hallway with a Guest WC; lounge and a rear kitchen/diner spanning the full width of the house. On the first floor there are three bedrooms with an En-suite shower room serving the master bedroom and a main family bathroom. The property also has gas central heating and double glazing. Externally there is a front driveway, single garage with further a parking space and an enclosed rear garden with a wooden summer house.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.



## Porch

## Hallway



Accessed via a double glazed entrance door, with LVT flooring, a radiator and stairs rising to the first floor with a storage cupboard under. Doors leading off.

## Lounge 15'11" x 10'6" (4.87 x 3.21)



Spacious sitting room with LVT flooring, 2 radiators and a double glazed front window.

## Kitchen/Diner 17'9" x 10'3" (5.42 x 3.14)



Spanning the full width of the property with double glazed French doors opening onto the rear garden. Fitted with a range of base and wall units with under unit lighting and decorative tiled splashbacks. Worktops with an inset one and a quarter sink and drainer, with a mixer tap. There is a built in electric oven, gas hob and hood, along with an integrated fridge. Space for a washing machine, dishwasher and fridge/freezer. Boiler cupboard housing the wall mounted gas boiler; a radiator, ceiling spotlights and a double glazed rear window.

## Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and double glazed front window.

### First Floor Landing



Double glazed side window, built-in storage cupboard and a further over stairs airing cupboard housing the hot water cylinder. Access to the loft space and doors leading off.

### Master Bedroom 12'5" x 9'5" (3.81 x 2.88)



Measurements include the wardrobes.  
Front master bedroom with a radiator, fitted floor to ceiling wardrobes, a double glazed window and door to:

### En-Suite Shower Room 9'1" x 3'3" (2.77 x 1.01)



Three piece suite comprising shower, wash hand basin and WC. With tiled splash backs, a heated towel rail, ceiling spotlights and an extractor vent.

### Bedroom 2 10'3" x 10'3" (3.14 x 3.13)



Rear double bedroom with a radiator and double glazed window overlooking the garden.

### Bedroom 3 8'5" x 8'1" (2.57 x 2.47)



Single front bedroom with a radiator and double glazed



front window.

### Bathroom 7'2" x 6'1" (2.20 x 1.86)



Three piece suite comprising bath, wash hand basin and WC. With tiled splash backs, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed rear window.

### Driveway

At the front of the property there is a hard standing providing off road parking. Access to the entrance door with an open porch and gated side entry to the rear garden.

### Rear Garden



Generous enclosed rear lawn garden, with an outside tap, lighting and power point. At the side of the property there is a storage area with a wooden summer house (which has electric connected).

### Garage



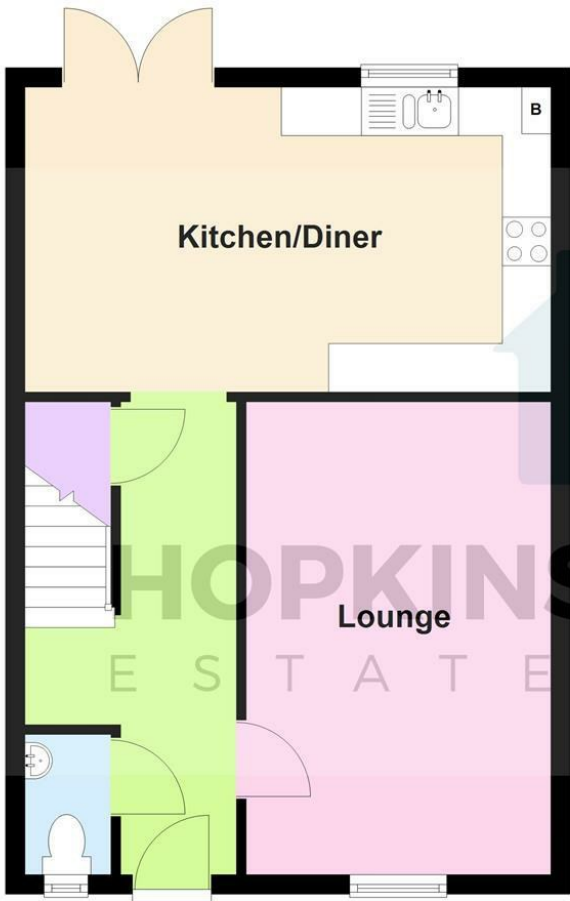
Opposite the property there is a brick garage with an up and over door, light and power connected and further driveway parking.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Ground Floor

Approx. 44.3 sq. metres (476.8 sq. feet)



First Floor

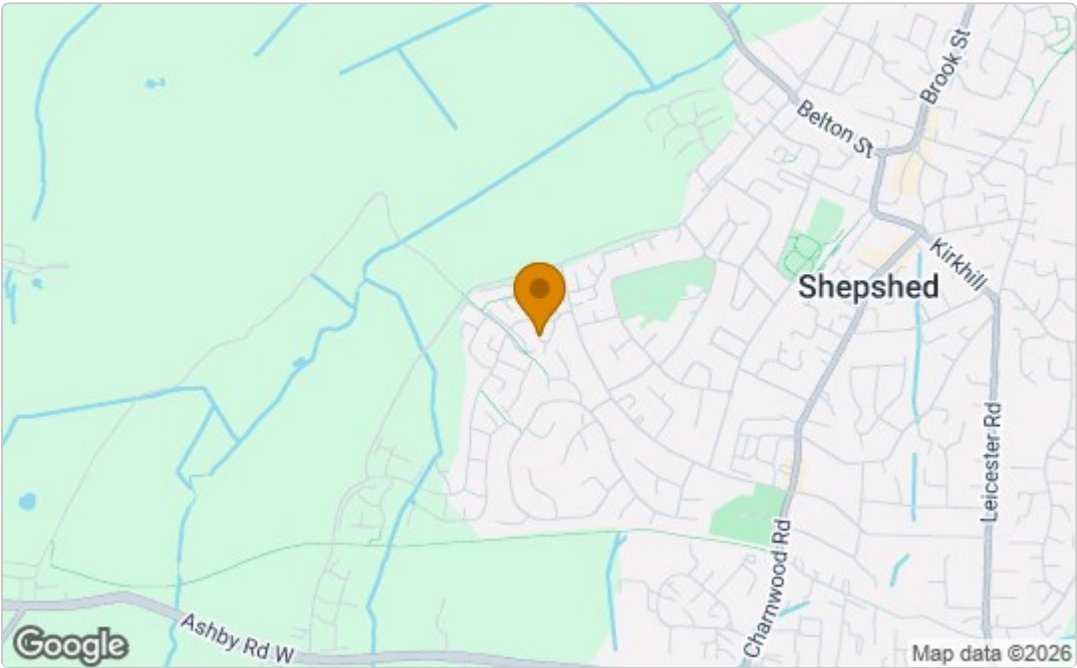
Approx. 44.0 sq. metres (473.1 sq. feet)



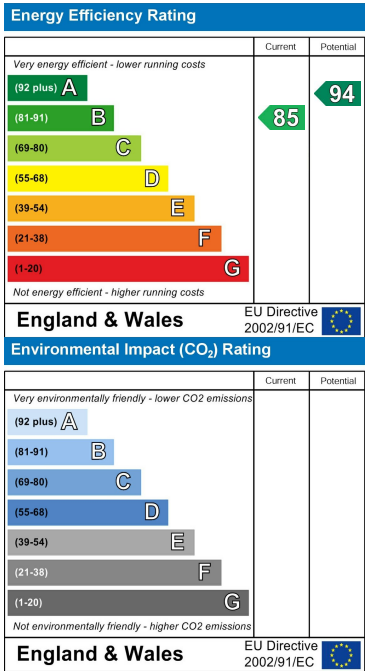
Total area: approx. 88.3 sq. metres (949.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.