

Asking Price: £375,000  
To be advised

Limestone Court, Firbeck Lane,  
Loughborough LE12 5JF



# Limestone Court, Firbeck Lane, Laughton, S25

**Stunning limestone and pantile roof construction 4 bedroomed new build detached house with extensive accommodation over 3 floors including office/studio above the garage.**

Approached over a private drive and situated upon this small select development a 4 bedroomed en-suite detached house in stone with a high level of contemporary appointments and accommodation extending to in excess of 1600 square feet. With garage, gardens and office/studio providing a real work from home opportunity this superb home offers high order family living within this sought after village location surrounded by beautiful countryside walks to nearby Roche Abbey and Firbeck.

**Entrance Porch** 1.755 x 1.0. Composite front door.

**Entrance Hall** A large hall with under stairs storage.

**Cloakroom** 2.145 x 1.0. Sanitary ware by Rak including wc, wash basin with vanity unit beneath.

**Family dining kitchen** 7.2 x 3.5. (Maximum measurements) A superb open plan room with two sets of bifold doors to the rear. Zanussi appliances of hob and extractor, double oven, fridge freezer, dishwasher and washer/dryer. Choice of kitchen units.

**Lounge** 4.0 x 3.1. With front aspect.

## **Landing**

**Bathroom** 4.0 x 2.1. (Maximum measurements) Sanitary ware by Rak including bath, wash basin with vanity unit, wc, shower with glass screen monsoon head and hand attachment.

**Bedroom 2** 4.225 x 4.0. Maximum measurements. Bi folds to Juliette balcony.

**Bedroom 3** 3.1 x 3.25.

**Bedroom 4** 3.1 x 3.25.

## **Second Floor**

**Top floor master suite** 3.1 x 4.850. (Minimum measurements excluding dormer) Two wardrobes.

**Shower Room** 2.25 x 2.5. Sanitary ware by Rak including wc, wash basin with vanity unit beneath, shower with glass screen, monsoon head and hand attachment.

**Outside** Lawned gardens, paved patio, outside power and cold water supply. Block paved driveway.

**Garage** Automated entry, light and power. Side access door.

**Studio/office** (Maximum measurements) With internal access from the garage and suitable for a variety of uses. Electric heating.

**Specification** Composite external doors. UPVC windows anthracite grey. Bi-folds to kitchen /dining (dining in no 1) Oak faced internal doors. Block and beam construction to ground floor. Ceramic tiling to floor and walls in kitchen, bathrooms, cloakroom. Option for Karndean or equivalent. Wardrobes to master bedroom. Vanity unit under wash basin to bathrooms and cloakroom. Choice of kitchen units. Zanussi appliances Double oven Hob and extractor Dishwasher Washer/dryer Tarmac private drive approach Block paved driveways Automated garage door, light and power. External electric and cold water supply. Turfed gardens with patio. Fridge freezer

- Village location
- Stunning new build
- Limestone and pantile construction
- Four double bedrooms
- Master suite with shower and dressing rooms.
- Bifolds to dining room
- Drive, garage and gardens

## **Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

