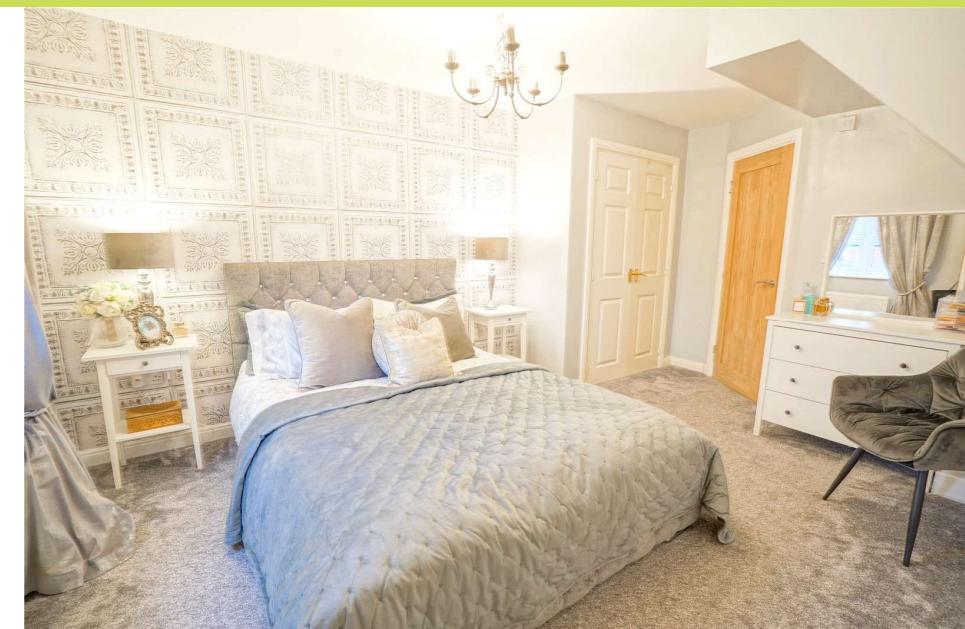


S25

Freehold

Asking Price: £255,000

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Mountfield Way, Laughton Common, S25

A STUNNING THREE BEDROOM DETACHED FAMILY HOME THAT BOASTS EXCEPTIONAL STANDARDS WITHIN AND ENJOYS A CUL DE SAC POSITION!

A stunning three bedroom detached family home that boasts exceptional standards within and offers further potential to the attic. The residence is set within a cul de sac upon this sought after modern development and is perfectly placed to access a range of local conveniences along with Dinnington town centre, A57 and the M1 motorway network. The accommodation briefly comprises an entrance hallway, well presented lounge, ground floor WC and a beautifully appointed fitted dining kitchen. To the first floor is a landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside the home has low maintenance gardens to the front and rear with off road parking being provided along with a garage. Viewing is essential to appreciate the quality of accommodation on offer. Avoid disappointment and book our viewing with Lincoln Ralph today!

Entrance Hall A welcoming hallway with a tiled floor and having stairs rise to the first floor landing and doors open to the lounge, kitchen and WC.

Lounge 5.67 x 3.13. A beautifully appointed room with a wood mantle set over the chimney breast recess with a tiled hearth and back. There is a front facing UPVC double glazed window, two radiators along with rear facing UPVC double glazed French doors.

Ground Floor WC Fitted with a white suite comprising a low flush WC, wash basin with tiling to splashback height, tiling to the floor, rear facing UPVC double glazed window and a radiator.

Kitchen Diner 5.59 x 2.73. Fitted with an attractive range of wall mounted and base level units with work surfaces incorporating a one and a half bowl ceramic sink with mixer tap. There is an integrated five ring gas hob with extractor hood over, built in double electric oven, integrated dishwasher, washing machine and fridge. Having tiling to splashback height and to the floor, wine rack, downlights to the ceiling, front facing UPVC double glazed window, radiator and rear facing UPVC double glazed French doors.

Landing Having a UPVC double glazed window and a radiator. Doors open to the first floor bedrooms and bathroom. A door opens to a stair case that rises to the attic.

Master Bedroom 4.14 x 3.21. Having a built in wardrobe, rear facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room Fitted with a white suite comprising a shower cubicle, pedestal wash hand basin and a low flush WC. There is tiling to the walls and floor, downlights to the ceiling, heated chrome towel rail and a front facing UPVC double glazed window.

Bedroom 2 2.95 x 2.77. Front facing UPVC double glazed window and a radiator.

Bedroom 3 2.79 x 2.57. Rear facing UPVC double glazed window and a radiator.

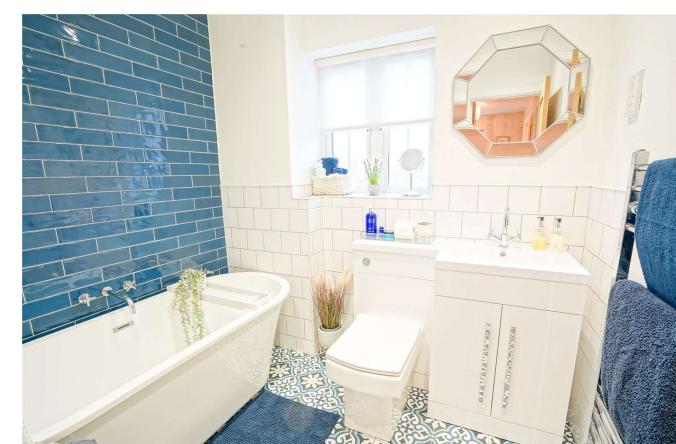
Bathroom 2.26 x 1.86. A stunning room that is fitted with a white suite comprising a dual ended freestanding bath, vanity wash hand basin and a low flush WC. Having complimentary tiling to the walls and floor, downlights to the ceiling, shaver point and a heated chrome towel rail.

Proposed Attic Bedroom 6.07 x 2.87. (The first measurement is the maximum measurement and reduces to 3.70) Having two double glazed skylights, downlights to the ceiling and access to the eaves for storage. The room opens to:

Proposed En-Suite 2.83 x 1.70.

Outside At the front a patterned concrete pathway leads to the front door over a slate chipped garden. At the rear is an enclosed garden that enjoys a flagged patio and a decked seating area with a pergola that overlooks and artificial lawn with decorative shrub boxes. Off road parking is provided to the front of the garage.

Garage Up and over door.

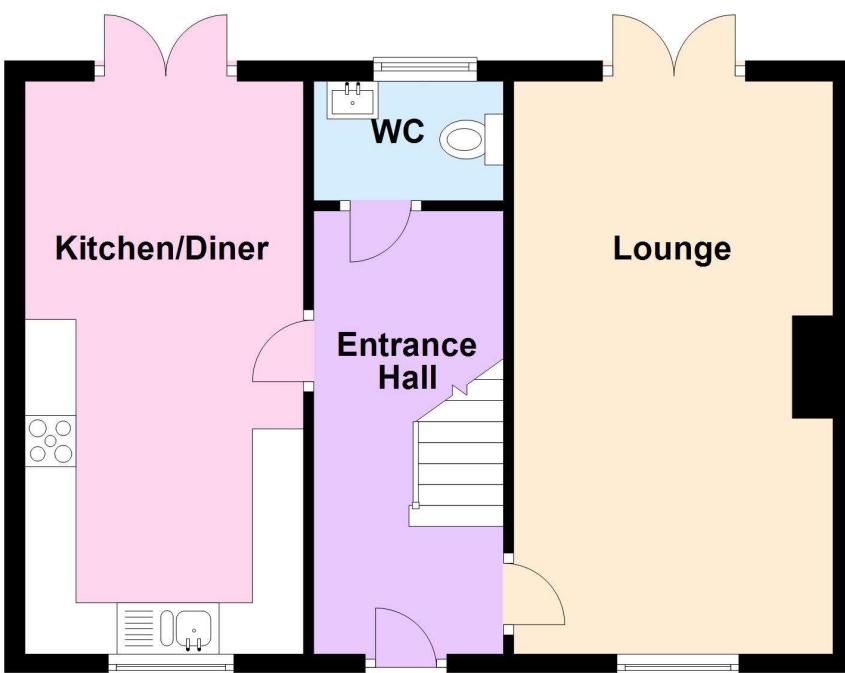


- Stunning three bedroom detached home
- Cul de sac position
- Boasting high standards within
- Well placed for conveniences
- Master bedroom with en-suite
- Further potential to the attic
- Attractive low maintenance gardens
- Viewing is highly recommended!

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.

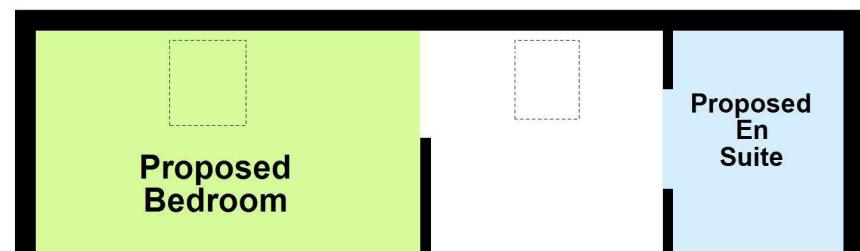
Ground Floor



First Floor



Second Floor



Total area: approx. 106.7 sq. metres (1148.3 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.