Holders

A Modern Estate Agent









1 John Tiltman Drive, Loughborough, LE11 2PU

£279,250

This delightful, immediately inviting double-fronted, three-bedroom link-detached family home is perfectly situated within the highly sought-after Grange Park development in Loughborough. Boasting an attractive and well-maintained exterior, the property offers spacious and versatile living accommodation, ideal for families seeking comfort and convenience. Its prominent position within the desirable estate ensures a peaceful and welcoming environment, complemented by modern design features and thoughtful layout.

Summary

This outstanding and stylishly presented accommodation boasts privately aspected garden with parking and a garage to side elevation. The impressive accommodation offers UPVC double glazing, gas central heating and in brief comprises entrance hall, w.c./cloaks, lounge, dining kitchen, landing, three bedrooms and family bathroom. Early viewing highly recommended.

Upon entering the property via the spacious entrance hallway this provides access onto all ground floor accommodation and w/c. The Lounge is a light and airy space and is complete with dual aspect making a great space for all the family to enjoy. Providing further living space is the stunning dining kitchen which is fitted with a range of base and eye level units, integrated oven and hob over, inset sink and drainer, space and plumbing for a washing machine, space for a fridge freezer and dual aspect with french patio doors onto the rear garden, there is also plentiful space for a large dining set.

Ascend onto the first floor and you will find three well sized bedrooms and the family bathroom with feature open landing. The family bathroom is complete with bath and shower over, low flush w/c and wash hand basin.

The property occupies this highly regarded modern development constructed by William Davis and has NHBC warranty remaining. Gated access to the side leads to a fabulous fully enclosed garden features various patio areas. There is also a driveway and garage to rear.

Dimensions:

Lounge - 4.65m(15'3'') x 3.35m(11'0'')
Dining Kitchen - 4.80m(15'9'') x 2.84m(9'4'')
Bedroom 1 - 4.62m(15'2'') x 2.97m(9'9'')
Bedroom 2 - 3.05m(10'0'') x 2.13m(7'0'')
Bedroom 3 - 2.36m(7'9'') max x 2.44m(8'0'')

Disclaimer

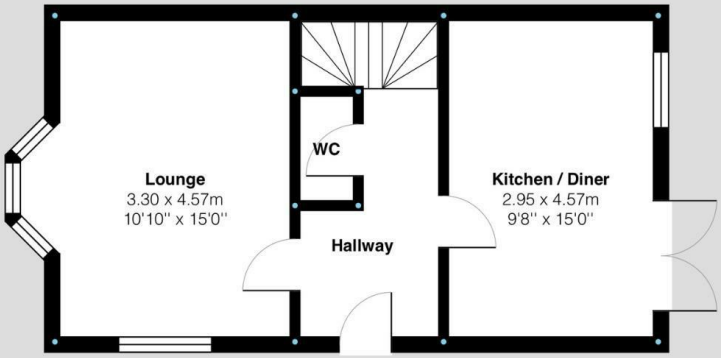
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Extra information

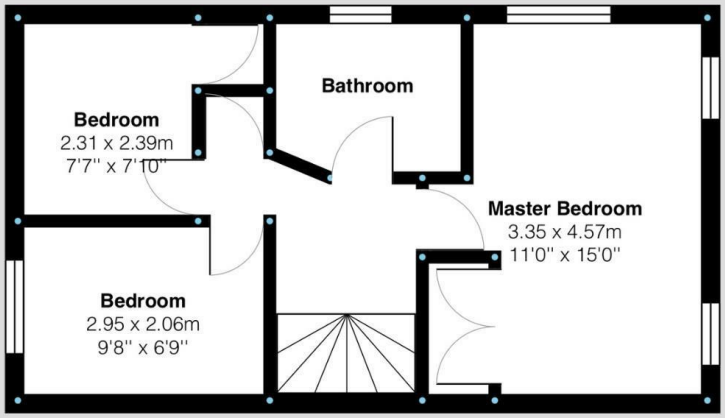
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



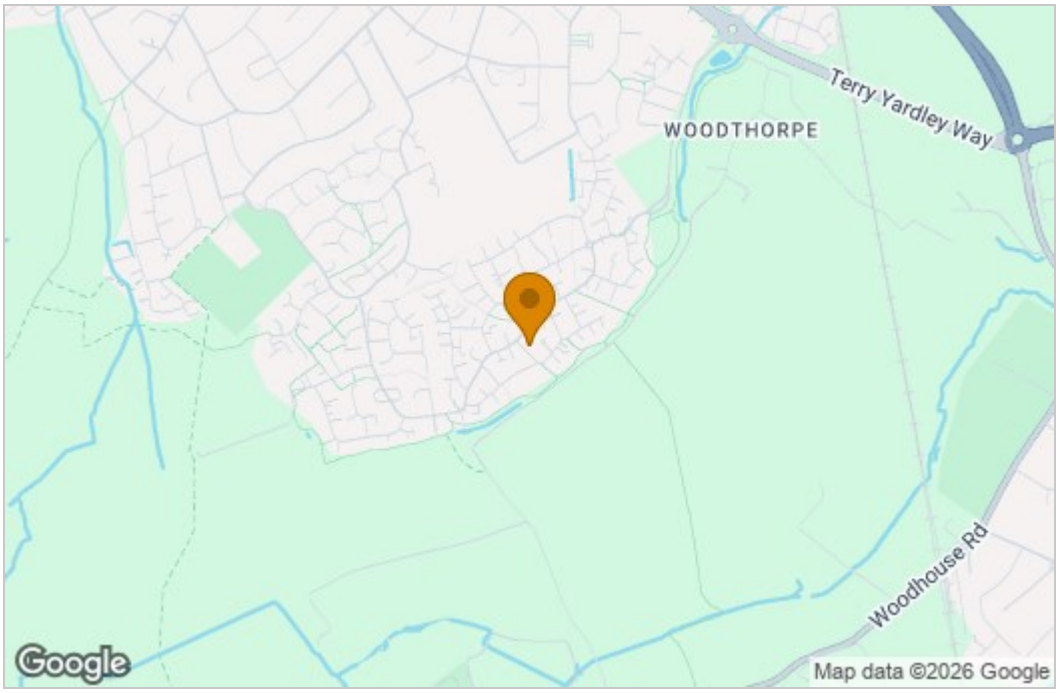
John Tiltman Drive, Loughborough
Internal Square Footage: 904 sq.ft

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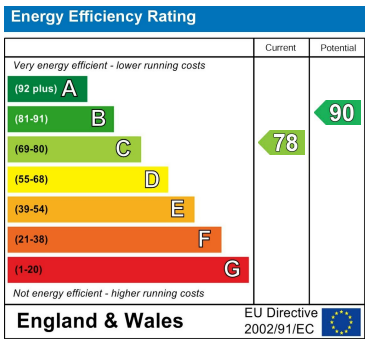
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Area Map



Energy Efficiency Graph



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