
Sinclair
19 Harlech Close, Loughborough
Loughborough
£215,000

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Loughborough

Three bedroom home with lounge, dining area, fitted kitchen, downstairs WC, gardens, patio, UPVC double glazing, BAXI boiler, and parking. Ideal for families or first-time buyers.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Beautifully Maintained Property
- Three Well Proportioned Bedrooms
- Downstairs WC
- Fitted Kitchen & Bathroom
- Private Rear Garden
- UPVC Double Glazing
- BAXI Combination Boiler







Entrance Hall
UPVC entrance door with canopy over through to the entrance hall. The entrance hall has stairs accessing the first floor with an under stair storage area and doors accessing the downstairs cloakroom/WC, open plan lounge diner and fitted kitchen.

Living Room
14' 6" x 11' 6" (4.42m x 3.51m)
UPVC double glazed bow window with pleasant outlook over the front, radiator and central feature electric fireplace. Open access to the dining area.

Dining Area
10' 2" x 11' 6" (3.10m x 3.51m)
UPVC double glazed sliding patio doors overlooking and accessing the garden. Radiator.

Fitted Kitchen
8' 2" x 10' 1" (2.49m x 3.07m)
The kitchen is fitted with a ceramic one and a half bowl sink unit with chrome mixer tap over and cupboards under. Fitted units to the wall and base, roll edge work surface. Hob with oven under and extractor fan over, plumbing for washing machine and space for a tall standing fridge freezer. UPVC double glazed window and door overlooking and accessing the rear garden.

Downstairs WC
Fitted with a low flush WC and vanity unit with wash hand basin and cupboards under, tile splashbacks and heated towel rail. UPVC double glazed window.

Landing
The spacious landing gives way to three well proportioned bedrooms, bathroom and a generously proportioned walk-in store room which houses the combination BAXI gas fed boiler. Loft access hatch.

Bedroom One
11' 2" x 11' 5" (3.40m x 3.48m)
(Measurements including wardrobes/ cupboards) UPVC double glazed window, radiator and a range of fitted bedroom furniture, including wardrobe/cupboards and overhead storage







(Measurements including wardrobes/ cupboards) UPVC double glazed window, radiator and a range of fitted bedroom furniture, including wardrobe/cupboards and overhead storage.

Bedroom Two
9' 5" x 11' 3" (2.87m x 3.43m)
(Measurements to the front of wardrobe/cupboard) UPVC double glazed window overlooking the garden, radiator and a built-in wardrobe/cupboard

Bedroom Three
7' 1" x 8' 0" (2.16m x 2.44m)
(Measurements include the bedroom furniture) UPVC double glazed window, radiator and fitted bedroom furniture including wardrobe/cupboard and overhead storage

Bathroom
The bathroom is fitted with a panel bath with shower over and telephone style chrome mixer shower tap, a vanity unit with inset wash hand basin and cupboard storage under and a low flush WC. UPVC double glazed window and a built-in airing cupboard with shelving and radiator.





























FRONT GARDEN

The front garden is laid to lawn with decorative chain style railing to boundaries. There are a variety of plants, flowers and shrubs. A central path leads to the front door.

REAR GARDEN

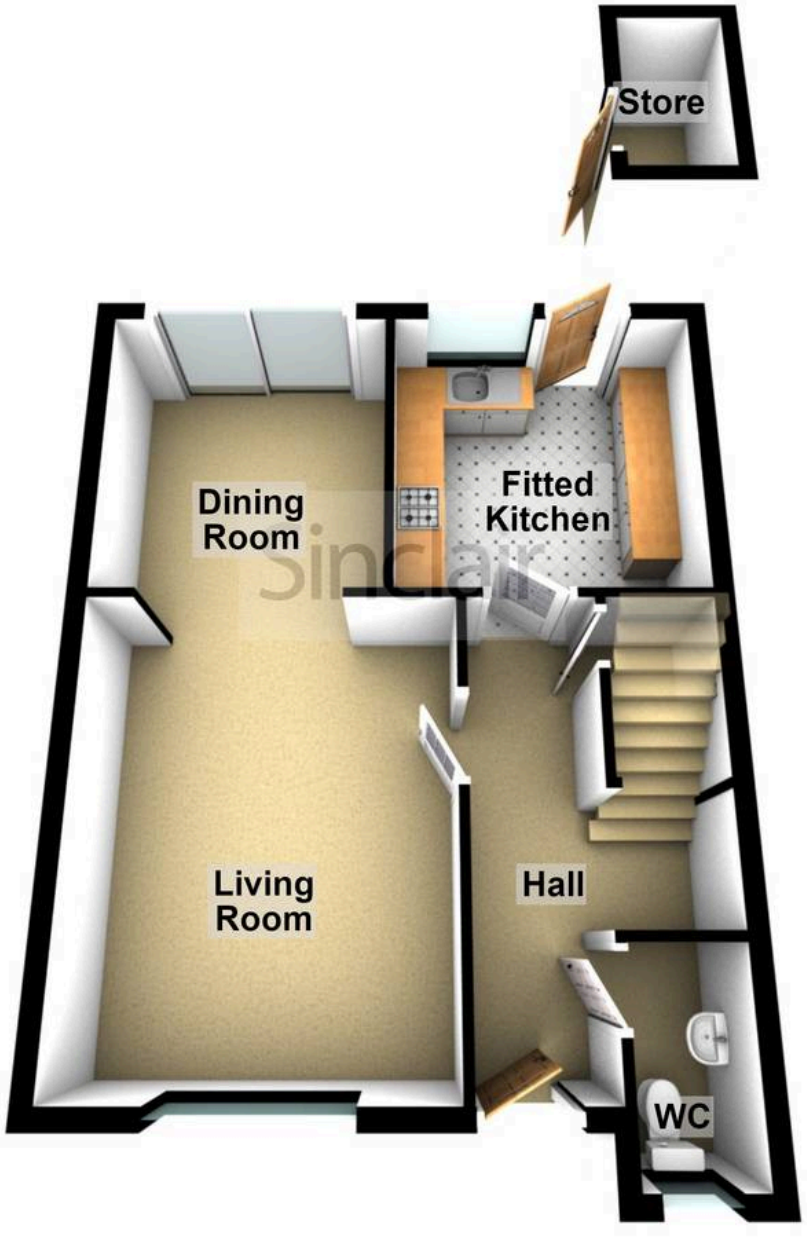
The rear garden enjoys privacy to the plot and is beautifully maintained. There is a block paved patio area and path way leading to the rear and timber storage shed. There is a lawn garden area with plants and shrubs and a brick built store. Gated access leads to the parking areas.

OFF STREET

1 Parking Space

There are ample parking spaces for the properties on Harlech Close.

Ground Floor



First Floor





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