



3 Brockington Place, Loughborough, Leicestershire, LE113AS

MOORE  
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### Property at a glance:

- Detached Home
- Four Double Bedrooms
- Master Bed with En-Suite
- Private Driveway Location
- Parking and Garage
- Close to Town Centre
- University and College Campuses nearby
- Sought after Location
- Well Presented

£475,000 Freehold



A very rare opportunity to purchase this four double bedroom family home in this highly regarded private culture-de-sac location built by William Davis Homes in 2013 which is ideally situated for access to the town centre, university/college campuses and the endowed schools. Well presented throughout, the living spaces also include a spacious lounge, kitchen and dining room, utility room and ground floor WC with master en-suite and modern family bathroom. Outside there are gardens front and rear and driveway leading to the integrated garage.

### FRONTAGE

Mainly laid to block paved driveway extending to the side and leading to the rear via a gated access way, lawn to side and decorate railings to the front boundary.

### HALL

4.65m x 2.06m (15' 3" x 6' 9") Max. With solid oak plank flooring, stairs leading off to the first floor, central heating radiator and ceiling light point, composite door with inset window and matching side screen, doors off to the

following three rooms:

### LOUNGE

5.50m x 3.21m (18' 1" x 10' 6") With oak plank flooring, two central heating radiators, Upvc window to the front elevation, pendant light point and plentiful power points.

### GROUND FLOOR WC

1.57m x 0.86m (5' 2" x 2' 10") With tiled floor and two-piece Roca suite comprising Wc and wash-hand basin, tiled to parts, central heating radiator











and ceiling light point.

### **Kitchen Diner**

6.26m x 2.93m (20' 6" x 9' 7") With the dining area having space for both dining and seating if required, Upvc french doors to the garden, central heating radiator and access to the utility room thereof.

### **KITCHEN AREA**

With ample base and eye-level units and work surfaces plus inset sink, built-in dual oven, four ring gas hob, integrated dish washer, fridge and freezer plus additional fridge/freezer standing space to the end of the worktop. Upvc window overlooking the garden and ceiling downlights.

### **UTILITY ROOM**

2.55m x 1.66m (8' 4" x 5' 5") With Upvc double glazed door and window to rear and side elevations respectively and otherwise fitted to compliment the kitchen, wall mounted boiler and space for washer/dryer. Ceiling light point and tiled floor matching the kitchen.

### **FIRST FLOOR LANDING**

5.28m x 2.05m (17' 4" x 6' 9") A spacious and airy welcome to the first

floor with room for a reading area to the frontal space and Upvc window to the front elevation, ceiling light point, airing cupboard and loft access, doors to all four bedrooms and the family bathroom.

### **MASTER BEDROOM**

3.64m x 3.26m (11' 11" x 10' 8") With oak plank flooring and Upvc window to the rear elevation, ceiling light point, built in wardrobe with shelf and rail and door leading off to:

### **EN-SUITE SHOWER ROOM**

2.45m x 1.18m (8' 0" x 3' 10") With full width shower cubicle, close coupled WC and wash basin with storage beneath, wall cabinet and heated towel rail. full height tiling with contrasting floor tiles, ceiling light point.

### **BEDROOM TWO**

3.51m x 3.26m (11' 6" x 10' 8") With oak plank flooring, Upvc window to the front elevation, ceiling light point, built in cupboard and central heating radiator. Currently in use as a home office.

### **BEDROOM THREE**

3.61m x 2.56m (11' 10" x 8' 5") With built

in double wardrobe to the corner of the room, ceiling light point, central heating radiator and Upvc window to the front elevation.

### **BEDROOM FOUR**

3.35m x 2.40m (11' 0" x 7' 10") With oak plank flooring and double built in wardrobe to the corner of the room, ceiling light point, central heating radiator and Upvc window to the rear elevation.

### **FAMILY BATHROOM**

2.33m x 2.18m (7' 8" x 7' 2") With four piece suite comprising bidet, WC, wash basin with storage and panelled bath with shower over. Ceiling down-lights, towel radiator, extractor fan, shaver socket and Upvc window to the rear elevation.

### **REAR GARDEN**

With access way from the right hand side and with built on storage shed to the left hand side of the plot, the garden is laid to lawn with fencing to the boundaries and is unoverlooked from the rear.

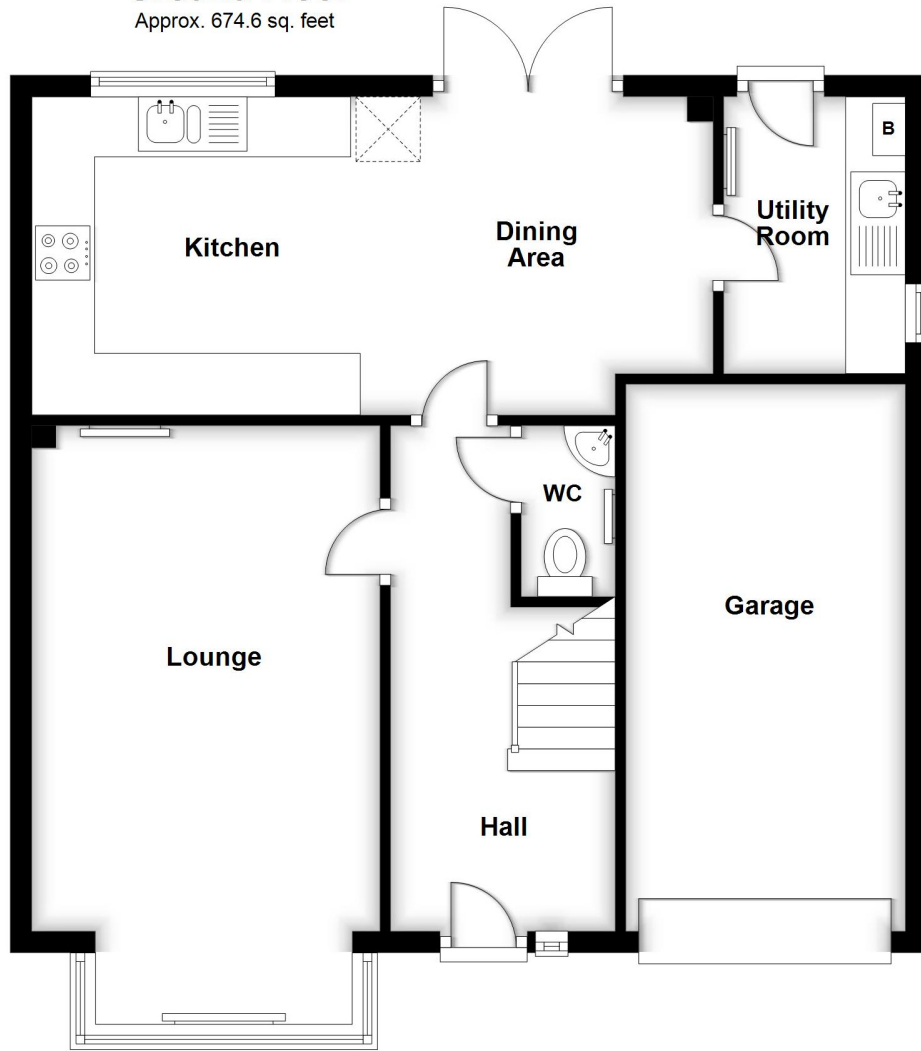






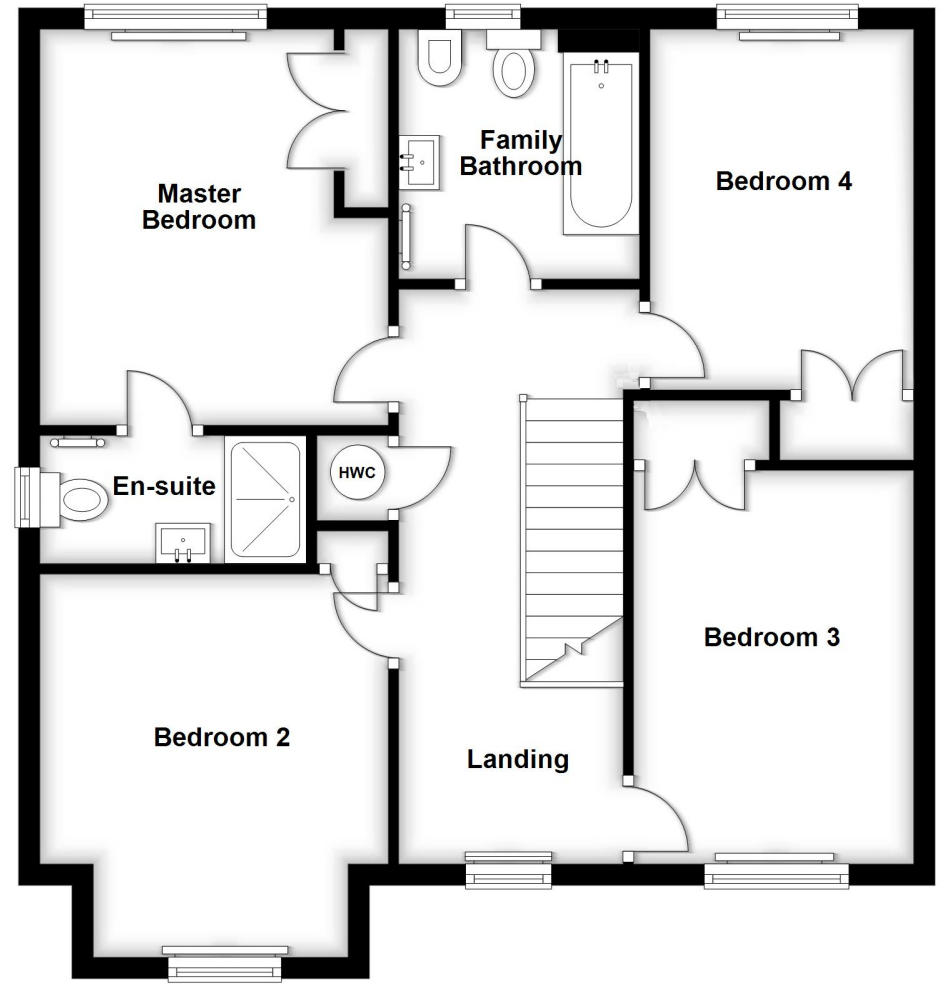
### Ground Floor

Approx. 674.6 sq. feet



### First Floor

Approx. 687.7 sq. feet



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



