Sinclair



2 Bailey Close, Loughborough

Loughborough

Offers Over **£675,000**

2 Bailey Close

Loughborough

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four Bed Detached
- Double Garage
- Master Bedroom With Ensuite
- Landscaped Garden
- Sought After Location
- Superb Family Home







Storm Porch
Storm porch with refitted composite door accessing the reception hall

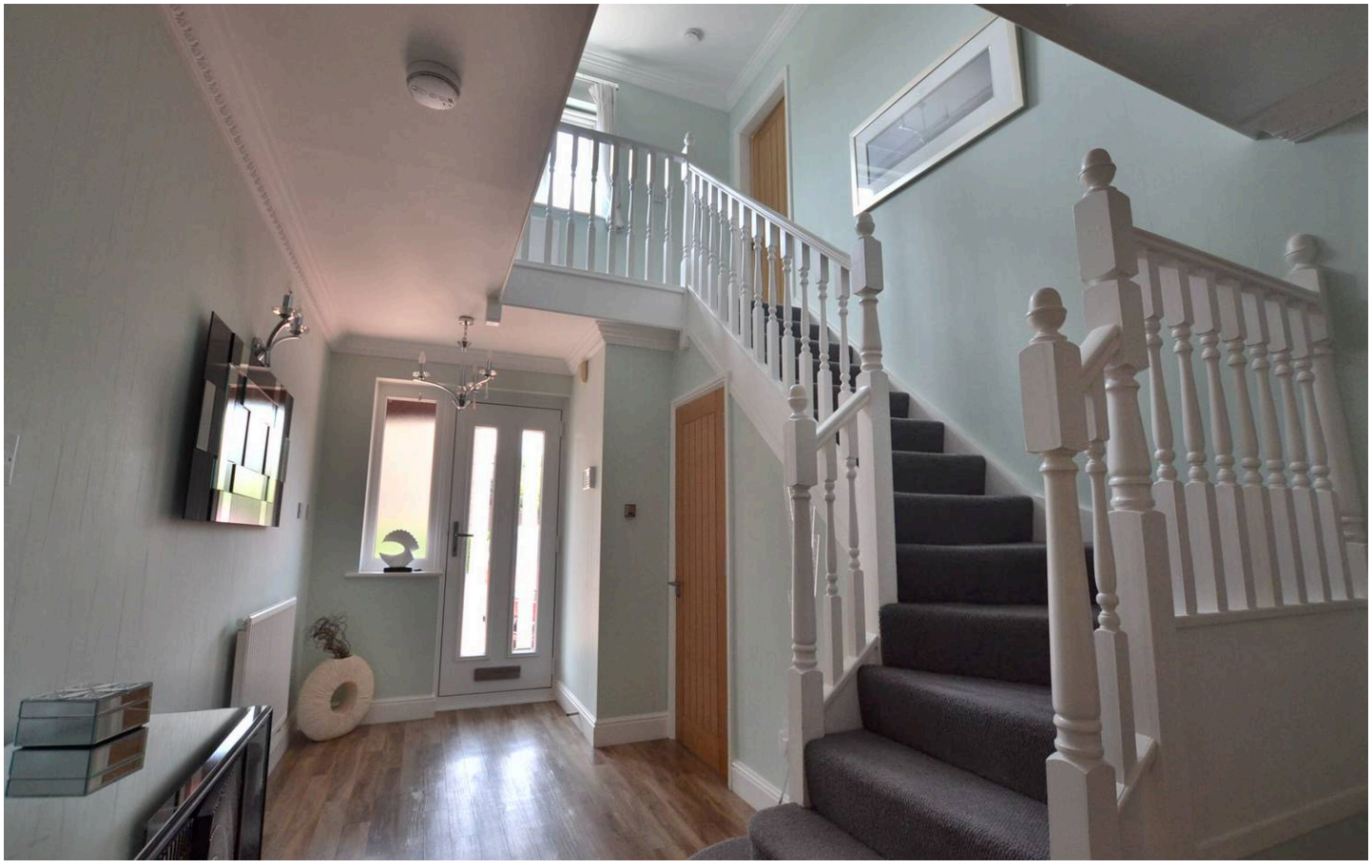
Reception Hall
The reception hall offers a pleasant welcome to the property with a doglegged and mezzanine style open landing overlooking the hallway. Radiator, internal doors accessing downstairs cloakroom/WC, living room, separate dining room and re-fitted family breakfast kitchen (with utility room Off)

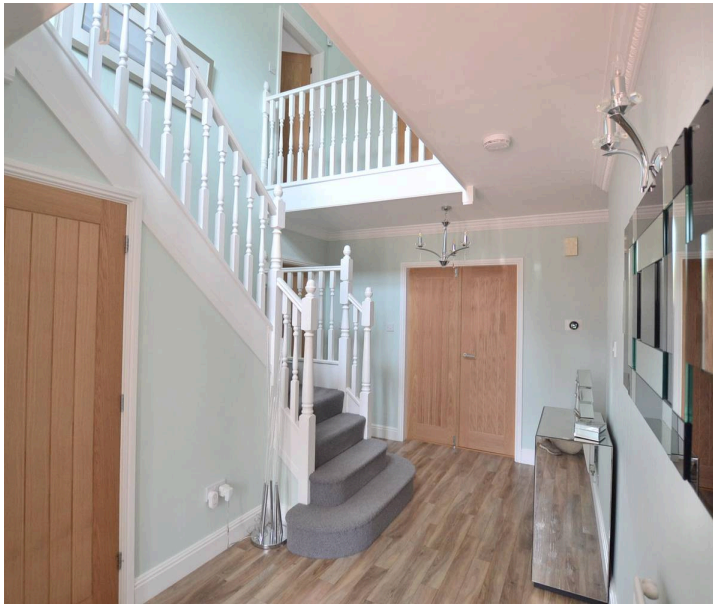
Downstairs Cloakroom/W.C
Fitted with a white two piece suite comprising low flush WC and wash hand basin, heated towel rail and UPVC double glazed window.

Living Room
26' 10" x 12' 2" (8.19m x 3.70m)
UPVC double glazed window, two radiators, UPVC double glazed French patio doors overlooking and accessing the beautifully landscape gardens.

Dining Room
14' 6" x 11' 1" (4.43m x 3.37m)
UPVC double glazed French patio doors overlooking and accessing beautifully maintained and landscape gardens. Radiator

Re-Fitted Family Breakfast Kitchen
13' 7" x 12' 9" (4.13m x 3.88m)
A stunning refitted contemporary kitchen with granite work surfaces and inset stainless steel sink with stylish mixer tap over. There is an ample range of fitted and handleless sleek units to the wall and base and a Centre Island unit with breakfast bar and inset Siemens induction hob, granite worktop and drawer storage under. There is a bank of Units with fitted Siemens appliances which includes three eyelevel ovens (one of which is a microwave), coffee machine,full length fridge and freezer units and a pull out larder cupboard. There is stylish textured feature wall, UPVC double glazed window overlooking the landscape garden and an integrated dishwasher.







Utility Room
The Utility room is fitted with units to the wall and base, a utility cupboard, plumbing for a washing machine and space for a tumble dryer, single drainer stainless steel sink unit, radiator and composite door to the side and access to the garden.

First Floor
On the first floor, a feature mezzanine landing overlooks the reception hall which has oak doors accessing four double bedrooms, family bathroom, and an airing cupboard housing the hot water system. There is a radiator and UPVC double glazed window with pleasant outlook.

Master Bedroom
14' 2" x 12' 2" (4.31m x 3.70m)
UPVC double glazed window with pleasant outlook over the stunning landscape gardens. Radiator, range of fitted wardrobe/cupboards and door accessing the ensuite shower room.

Ensuite Shower Room
The Ensuite shower room is fitted with a walk-in shower cubicle, low flush WC, vanity unit with inset wash hand basin and cupboard storage under, heated towel rail, a useful built-in cupboard with shelving and UPVC double glazed window

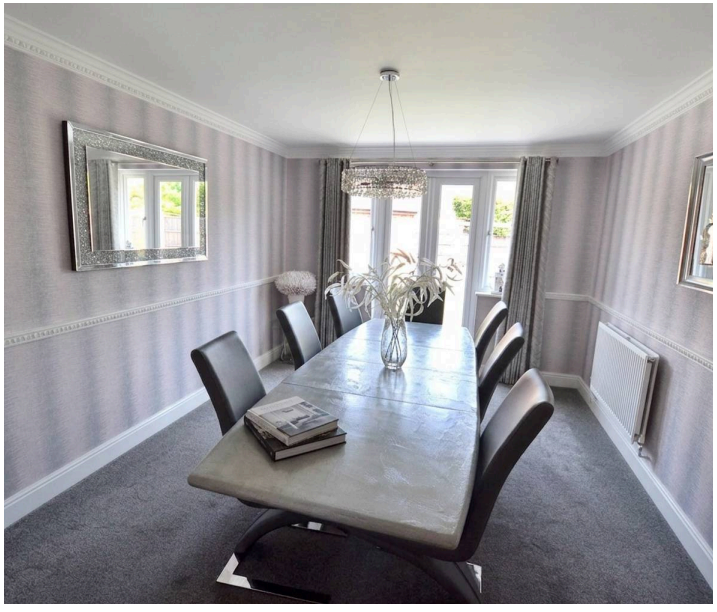
Bedroom Two
16' 10" x 10' 0" (5.13m x 3.05m)
Measurements to the front of wardrobe/cupboards. UPVC double glazed window and radiator

Bedroom Three
13' 9" x 12' 6" (4.19m x 3.81m)
Measurements to the front of wardrobe/cupboards and maximum measurements. UPVC doubled glazed window overlooking the stunning landscape garden, radiator.

Bedroom Four
12' 5" x 10' 6" (3.79m x 3.20m)
Measurements to the front of wardrobe/cupboard, UPVC double glazed window with pleasant outlook, radiator.

Family Bathroom







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UPVC double glazed window, two radiators, UPVC double glazed French patio doors overlooking and accessing the beautifully landscape gardens.

Dining Room
14' 6" x 11' 1" (4.43m x 3.37m)
UPVC double glazed French patio doors overlooking and accessing beautifully maintained and landscape gardens.
Radiator

Re-Fitted Family Breakfast Kitchen
13' 7" x 12' 9" (4.13m x 3.88m)
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WALLIS










BAILEY CLOSE







FRONT GARDEN

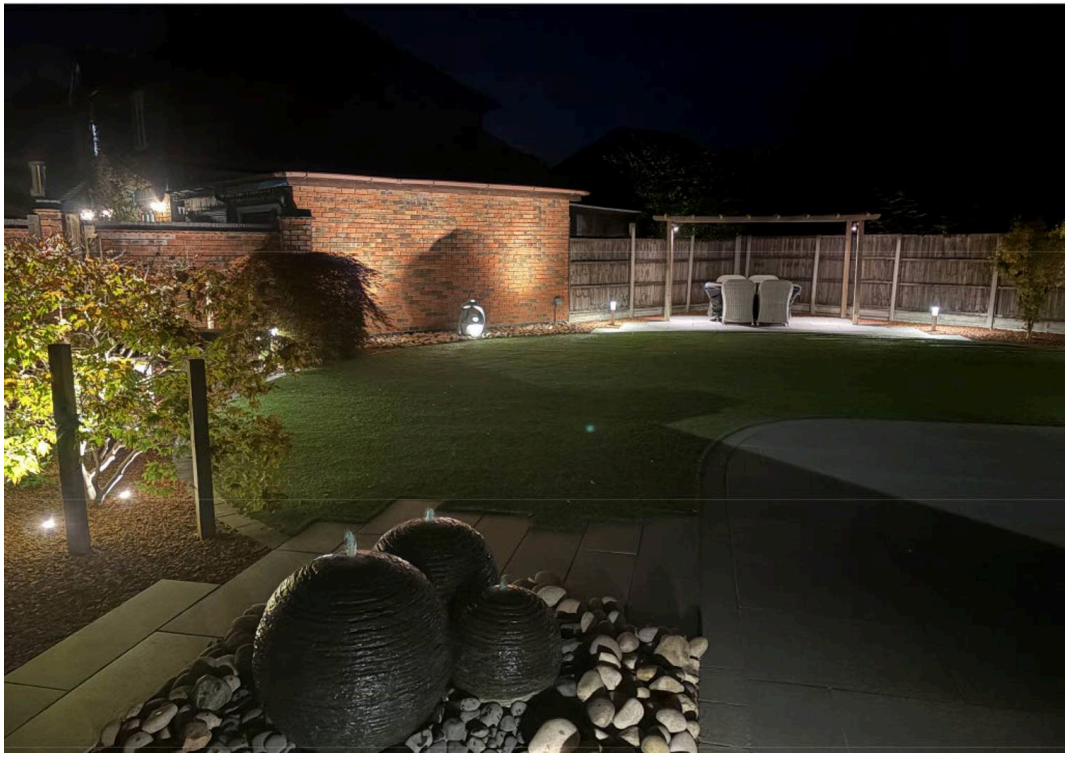
Outside to the front of the property is block paved providing an off-road parking for a number of vehicles and leads to the Double Garage

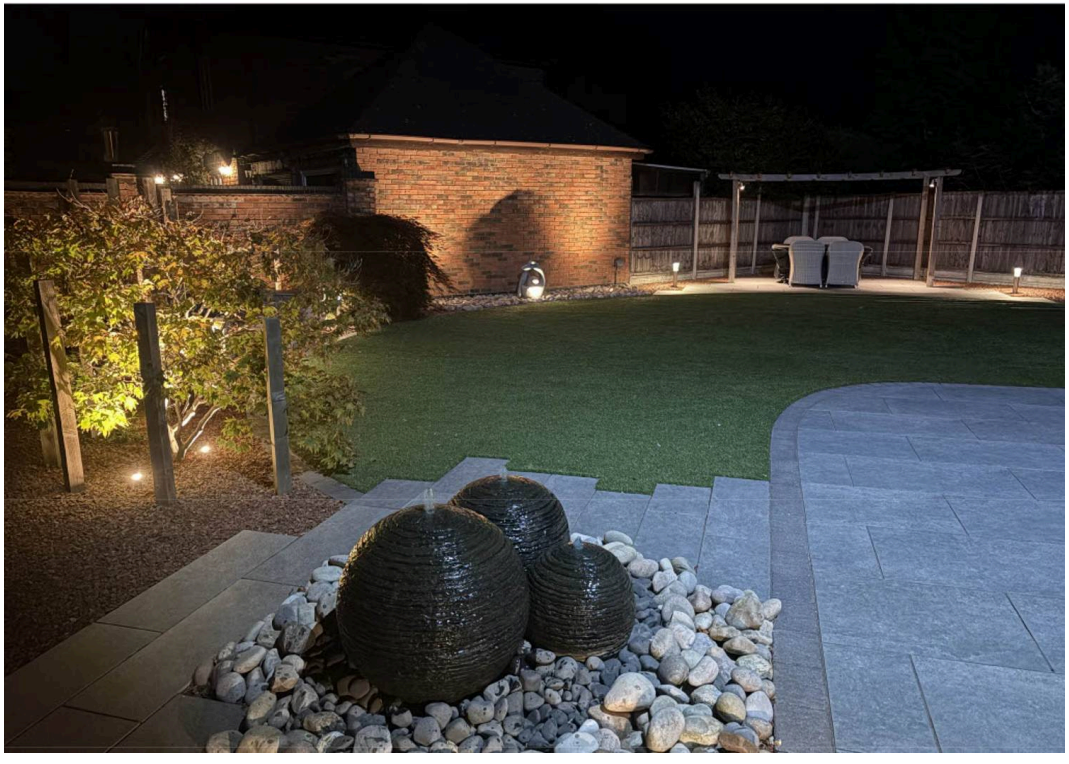
REAR GARDEN

The rear garden doesn't disappoint and is beautifully landscaped to offer low maintenance gardens with shaped patio areas, artificial lawn, gravelled borders and a variety of mature acer plants. There is a seating area with pergola and outdoor lighting, which is a particular feature of the sale.

DOUBLE GARAGE

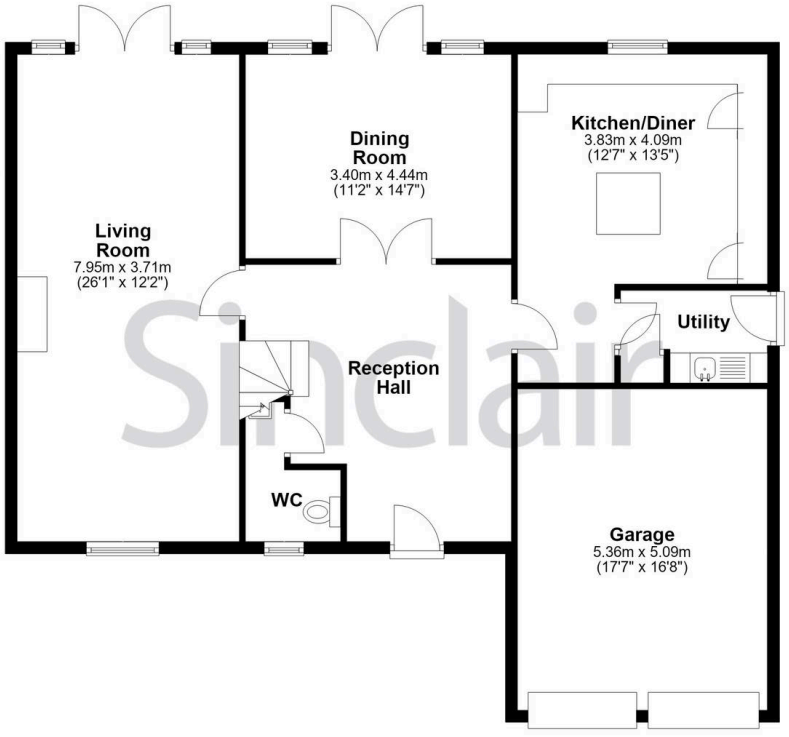




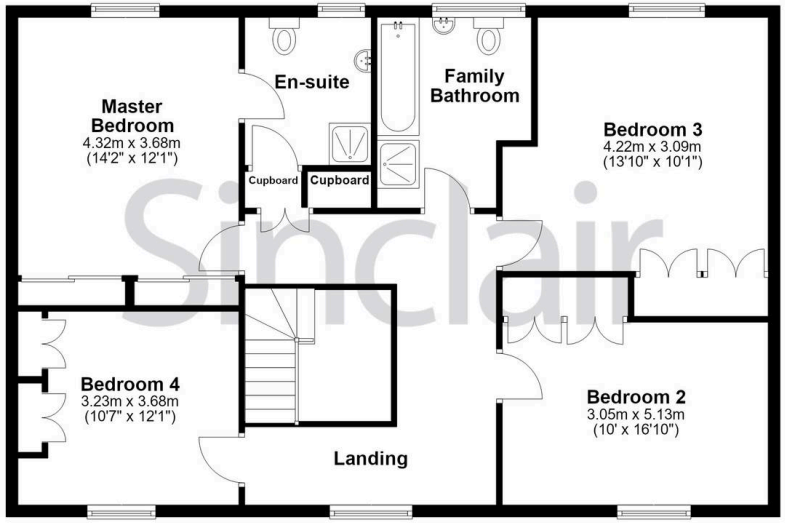



BAILEY CLOSE

Ground Floor



First Floor





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