

13 Ford Avenue, Loscoe



3 beds 1 bath 1 living

£254,950



## Key Features

- Chain Free: Yes
- Heating Type: Gas

## Full Description



A three bedroom detached bungalow situated in a popular residential location close to local amenities and offered for sale with no upward chain. The property benefits from a larger than average rear garden and the spacious accommodation comprises; Entrance hall, lounge, fitted dining kitchen, family shower room and three good sized bedrooms. Gas central heating. UPVC double glazing. Block paved driveway providing ample off road parking and larger than average rear garden. Internal viewing is highly recommended.

### DIRECTIONS

On leaving the office take a left turn onto Market Street continuing along heading in the direction of Loscoe. Upon reaching Loscoe continue through on High Street and after the playing fields on the left take the third turning left onto Loscoe Denby Lane and immediately first right into The Nook and bearing left onto Ford Avenue.

### ENTRANCE HALL 5.36m x 1.32m

Entered via a UPVC double glazed entrance door having wood flooring, central heating radiator, telephone point, airing cupboard housing Alpha combination gas central heating boiler and access to part boarded loft.

### LOUNGE 4.22m (13'10") x 3.94m (12'11")

Having a UPVC double glazed leaded bay to the front elevation and two leaded UPVC double glazed windows to the side elevation, telephone point, TV point, central heating radiator, coving to ceiling.

### FITTED DINING KITCHEN 4.14m x 2.69m

A well fitted dining having a range of gloss front units comprising of base units with cupboards and drawers with wood block effect work surfacing over, range of wall cupboards with under lighting, 1 1/2 bowl stainless steel sink and drainer, integrated Bosch washing machine and dishwasher, integrated Bosch fridge freezer and integrated Zanussi microwave, built in Smeg electric oven with Hoover gas hob and Bosch extractor fan over, recessed spot lighting to ceiling, splash back tiling to walls, contemporary vertical radiator, TV point, UPVC double glazed windows to the side and rear elevations, UPVC double glazed external door and space for table and chairs

### SHOWER ROOM

Having a white three piece suite comprising of larger than average fully tiled walk in shower enclosure with extractor over, wall mounted wash hand basin with vanity cupboard beneath and low flush WC, UPVC leaded double glazed window to the side elevation, Reef wood effect flooring, heated towel rail radiator and recessed spot lighting to ceiling.

### BEDROOM ONE 4.01m (13'2") x 3.30m (10'10")

Having two UPVC leaded double glazed windows to the front elevation, central heating radiator and TV point

### BEDROOM TWO 3.35m (11'0") x 3.00m (9'10")

Having UPVC double glazed patio door to the rear elevation, central heating radiator and TV point

### BEDROOM THREE 4.14m x 2.11m

Having a UPVC double glazed window to the rear elevation and central heating radiator.

### OUTSIDE

To the front of the property is a block paved driveway providing multi vehicle off road parking. There is also a lawned area and mature shrubs and trees and dawn till dusk lighting to the front of the property.

To the rear is a larger than average garden with patio area, passive security lighting, lawned area, mature shrub and tree planting and large timber shed with power and lighting.



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