



Double Garage 4

Hyacinth Close

Loughborough, LE11 2WD

£485,000

- FIVE DOUBLE BEDROOMS
- TWO EN SUITE
- 30ft LIVING/DINING/KITCHEN
- STUDY

- DOWNSTAIRS WC
- FANTASTIC FAMILY HOME
- TWO FAMILY BATHROOMS
- SPACIOUS LOUNGE

 **EDWARDS**
SALES AND LETTINGS



This NEARLY NEW detached, family home benefits from UPGRADES THROUGHOUT and has 8 YEARS NHBC WARRANTY REMAINING. The SPACIOUS ACCOMMODATION over three floors provides FIVE DOUBLE BEDROOMS, master with en suite and dressing area, second en-suite, 30FT LIVING DINING KITCHEN, utility room, lounge, study, downstairs w.c., not to mention the DOUBLE GARAGE, driveway, laid to lawn rear garden and OPEN ASPECT TO FRONT.

ENTRANCE HALL

Composite door leading into entrance hall with stairs off to first floor, radiator, wood effect tiled flooring, doors leading to study, lounge, downstairs w.c and double doors leading to kitchen/family/breakfast room.

DOWNSTAIRS W.C

Fitted with a two piece suite comprising close coupled w.c. and pedestal wash hand basin, wood effect tiled flooring and ladder style chrome radiator.

LOUNGE

16' 5" x 11' (5m x 3.35m) PVCu double glazed bay window to front elevation, PVCu double glazed window to the side elevation and two radiators.

STUDY

10' 2" x 8' 7" (3.1m x 2.62m) PVCu double glazed bay window to the front elevation, wood effect tiled flooring and radiator.

KITCHEN/FAMILY/BREAKFAST

30' 0" x 15' 4 (MAX)" (9.14m x 4.67m) Kitchen: Fitted with a range of high quality modern wall, base and drawer units with granite work surfaces, sunken one and a half bowl stainless sink unit, integrated Neff gas hob with overhead Neff extractor hood, integrated eye level Neff electric double oven with combination microwave, integrated fridge/freezer, integrated dishwasher, radiator, spotlights throughout, wood effect tiled flooring and PVCu double glazed window to the rear elevation overlooking the rear garden.

Family/ Breakfast Room

PVCu double glazed bay window to the side elevation, wood effect tiled flooring, tv point, two radiators and large PVCu double glazed bi-fold doors leading out to rear garden.

UTILITY ROOM

6' 9" x 5' 9" (2.06m x 1.75m) Fitted with base units with laminate work surfaces, stainless steel sink drainer, integrated washing machine, under counter space for tumble dryer, wood effect tiled flooring and door leading into double garage.

FIRST FLOOR LANDING

Stairs off to second floor, PVCu double glazed window to the front elevation, radiator, and doors to all three bedrooms and family bathroom.

BEDROOM ONE

13' 3" x 12' 0" (4.04m x 3.66m) PVCu double glazed bay window to the front elevation, PVCu double glazed window to the side elevation, two radiators and opening to dressing room.



DRESSING ROOM

Fitted wardrobes to both sides, spotlights and door leading to en-suite.

ENSUITE

Fitted with a four piece suite comprising back to wall w.c. wash hand basin with storage under, bath, large shower cubicle, large ladder style chrome radiator, and opaque PVCu double glazed window to rear elevation.

BEDROOM TWO

11' 8" x 9' 11" (3.56m x 3.02m) PVCu double glazed bay window to the front elevation, fitted wardrobe, radiator and door leading to en-suite.



EN-SUITE

Fitted with a three piece suite comprising close coupled w.c. wash hand basin and shower cubicle, chrome ladder style radiator, and PVCu double glazed opaque window to side elevation.

BEDROOM THREE

12' 2" x 10' 5" (3.71m x 3.18m) PVCu double glazed window to the front elevation, radiator and door leading to jack and jill bathroom.

JACK AND JILL BATHROOM

Fitted with a three piece suite comprising back to wall W.C, hand wash basin, bath with shower over, chrome ladder style radiator and PVCu double glazed window to the side elevation.







LANDING

Skylight to rear elevation, radiator, airing cupboard and doors leading to shower room and both bedrooms.

BEDROOM FOUR

18' 7" x 10' 4" (5.66m x 3.15m) Dormer to rear elevation with PVCu double glazed window, fitted wardrobe and radiator.

BEDROOM FIVE

16' 3" x 9' 3" (4.95m x 2.82m) Dormer to front elevation with PVCu double glazed window and radiator.

SHOWER ROOM

Fitted with a three piece suite comprising back to wall W.C, hand wash basin and shower cubicle, and chrome ladder style radiator.

DOUBLE GARAGE

Electric remote control up and over door into garage with lighting and power, and personnel door leading out to rear garden.

OUTSIDE

To the front of the property lies a lawned area, tarmac driveway providing off road parking and access to the double garage a paved pathway down the side leading to the rear garden. To the rear of the property a paved patio area and a large lawned garden enclosed by wooden fencing.

Viewing Arrangements

Please contact Clare, Hannah, Becky or Ben to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

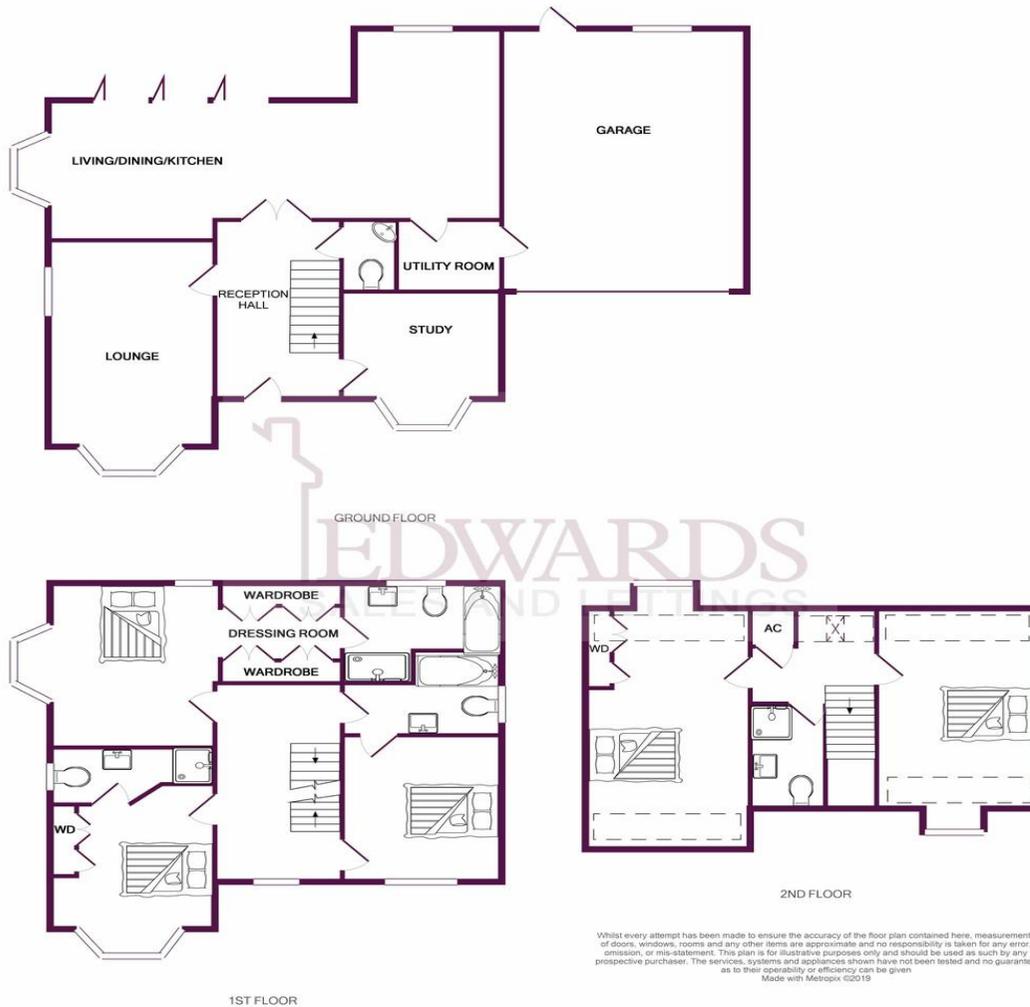
It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

COUNCIL TAX BAND

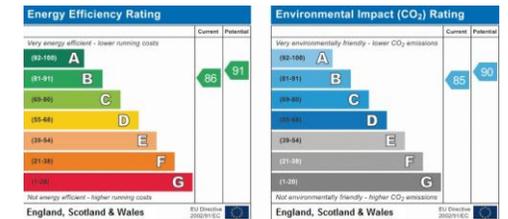
Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Charnwood Borough Council



38 Frederick Street
Loughborough
Leicestershire
LE11 3BJ

helloedwards.co.uk
info@helloedwards.co.uk
01509 268208

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

