EDWARDS
SALES AND LETTINGS

Clumber Close

Loughborough, LE11 2UB

Offers Over £200,000

Property Features

- THREE STOREY TOWN HOUSE
- THREE DOUBLE BEDROOMS
- MASTER EN SUITE
- 29FT LIVING/DINING ROOM
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- INTEGRATED GARAGE
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM

Full Description

FABULOUS END TOWN HOUSE in a QUIET CUL DE SAC, offering versatile accommodation spanning three floors. Boasting THREE DOUBLE BEDROOMS, master EN SUITE, a 29FT LIVING/DINING ROOM, FITTED KITCHEN with INTEGRATED APPLIANCES, ground floor SHOWER ROOM, UTILTY ROOM and spacious family bathroom, all benefiting from PVCu double glazing and gas central heating. Outside, to the front, is a DOUBLE WIDTH DRIVEWAY leading to the INTEGRAL GARAGE, and an attractive rear garden completes the picture of this spacious home in a popular residential location.

ENTRANCE HALL
Door into entrance hall, access into downstairs shower room, utility room, bedroom three and stairs leading to first floor.

SHOWER ROOM
Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and shower cubicle with fitted shower, radiator and PVCu double glazed window to front elevation.

UTILITY ROOM
8' 9" x 6' 8" (2.67m x 2.03m)
Fitted with base units with laminate work surfaces, stainless steel sink, wall mounted boiler and under counter space for appliances.

BEDROOM THREE
12' 4" x 8' 5" (3.76m x 2.57m)
PVCu double glazed French doors to garden and radiator.

FIRST FLOOR LANDING

LIVING DINING KITCHEN
29' 1" x 15' 6" max. (8.86m x 4.72m)
LIVING/DINING - PVCu double glazed window to front elevation, radiator and PVCu double glazed French door to front elevation leading to Juliette balcony.

KITCHEN - Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob, integrated fridge freezer, laminate flooring, PVCu double glazed French door to rear elevation leading to Juliette balcony, and PVCu double glazed window to rear elevation.

SECOND FLOOR LANDING

MASTER BEDROOM
13' 5" x 9' 3" (4.09m x 2.82m)
PVCu double glazed window to front elevation, Fitted wardrobes, access to en suite and radiator.

EN SUITE
Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and shower cubicle with fitted shower.

BEDROOM TWO
12' 5" x 8' 7" (3.78m x 2.62m)
PVCu double glazed window to rear elevation, radiator and fitted wardrobe.

BATHROOM
Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath, radiator and PVCu double glazed window to rear elevation.

INTEGRAL GARAGE
Fitted with light and power with an up and over door to the front elevation.

OUTSIDE
To the front of this property is a tarmac driveway leading to the garage. To the rear of this property is a patio and grassed area.

GENERAL NOTES

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

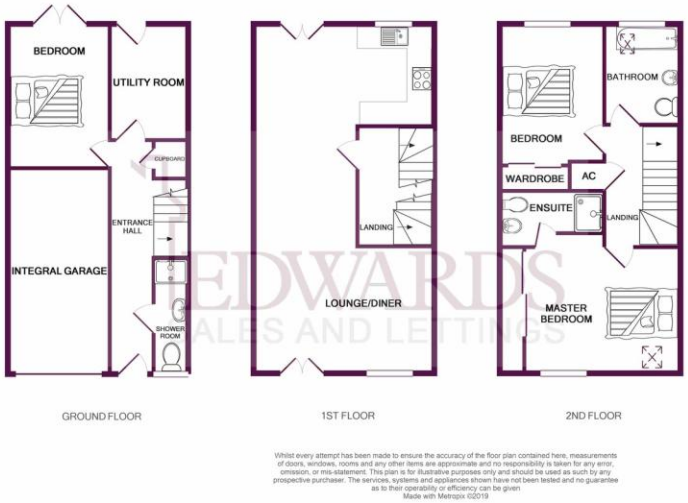
Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

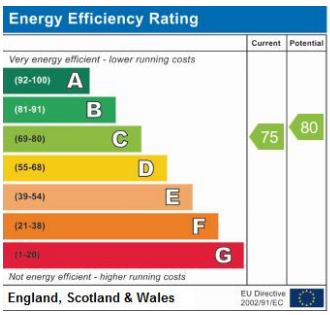
General Note

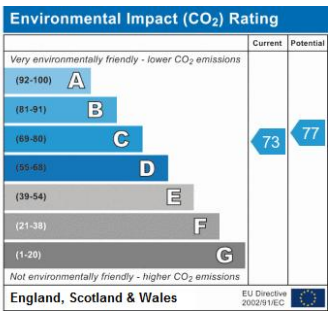
These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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