



**Double
Garage**



Toon Close

Mountsorrel, Loughborough, LE12 7LB

Offers Over £450,000

- FOUR DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- PRIVATE FAMILY GARDEN
- EXCLUSIVE CUL DE SAC
- TWO EN SUITE
- 18FT KITCHEN DINER
- DOUBLE GARAGE



Walk in and be prepared to be amazed by this BEAUTIFUL DETACHED FAMILY HOME, with FOUR RECEPTION ROOMS including the lounge, dining room and family room as well as a separate study. The BRIGHT 18FT KITCHEN DINER overlooks the PRIVATE REAR GARDEN. There are also FOUR DOUBLE BEDROOMS upstairs, TWO WITH EN SUITE, and a FAMILY BATHROOM. If that wasn't enough to make you want to visit, you get all of this as well as a DOUBLE GARAGE and OFF ROAD PARKING all set on the corner of an EXCLUSIVE CUL DE SAC in a POPULAR VILLAGE that has plenty of amenities and good transport links. The house is ready to move into, newly decorated and with new carpets fitted late 2018.

ENTRANCE HALL

Front door with glazed side panel leading into entrance hall. Stairs off to first floor, travertine stone flooring, radiator, doors leading to family room, dining room, lounge, kitchen/diner, study, downstairs w.c and under stairs storage cupboard.

KITCHEN/DINER

18' 9" x 11' 7" (5.72m x 3.53m) Fitted with a range of wall, base and drawer units with laminate work surfaces. Continuation of stone flooring, one and a half bowl sink, built in gas hob with extractor over, integrated eye level electric double oven, under counter space and plumbing for dishwasher, under counter integrated fridge and freezer, radiator, door leading into shelved larder, PVCu double glazed window to the rear elevation and PVCu double glazed French doors leading out to patio area.

UTILITY ROOM

Fitted with base units and laminate work surfaces, sink drainer unit, under-counter space and plumbing for washing machine, wall-mounted boiler, PVCu double glazed door leading out to side elevation and continuation of stone flooring.

LOUNGE

18' 2" x 10' 11" (5.54m x 3.33m) PVCu double glazed French doors to the rear elevation leading out to rear garden, radiator and stone fireplace with stove effect gas insert fire.

DINING ROOM

11' 8" x 10' 3" (3.56m x 3.12m) Two PVCu double glazed windows to the front elevation and two radiators.

FAMILY ROOM

10' 9" x 9' 10" (3.89m x 3m) PVCu double glazed window to the side elevation and radiator.

STUDY

7' 4" x 6' 2" (2.24m x 1.88m) PVCu double glazed window to the side elevation, radiator and fitted storage cupboards.

DOWNSTAIRS W.C

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

LANDING

Radiator, access to loft and doors to all four bedrooms, airing cupboard and family bathroom.

BEDROOM ONE

13' 4" x 10' 4" (3.53m x 3.15m) Two PVCu double glazed windows to the front elevation, radiator, built in wardrobe and door leading to en suite.

EN SUITE

Fitted with a three piece suite comprising close coupled w.c, pedestal wash hand basin, newly fitted shower cubicle, antique-style radiator, fitted cupboard and PVCu double glazed window to the front elevation.

BEDROOM TWO

14' 0" x 8' 8" (4.27m x 2.64m) Two PVCu double glazed windows to the rear elevation, radiator and door leading into en suite.

EN SUITE

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

BEDROOM THREE

10' 8" x 9' 2" (3.25m x 2.79m) PVCu double glazed window to the front elevation and radiator.

BEDROOM FOUR

11' 8" x 8' 4" (3.56m x 2.54m) PVCu double glazed window to the rear elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin, bath with shower attachment, radiator and PVCu double glazed window to the side elevation.







DETACHED DOUBLE GARAGE

Up and over doors leading into garage, with light and power.

OUTSIDE

To the front of the property is a block paved driveway providing off road parking for 2 cars and giving access to the detached double garage. A small lawned area with feature borders leads to the front door of the property. To the rear of the property is a private not overlooked garden with lawn and paved patio areas and pathways, a small area for veg, all enclosed by wooden fencing and natural wildlife hedge.

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.

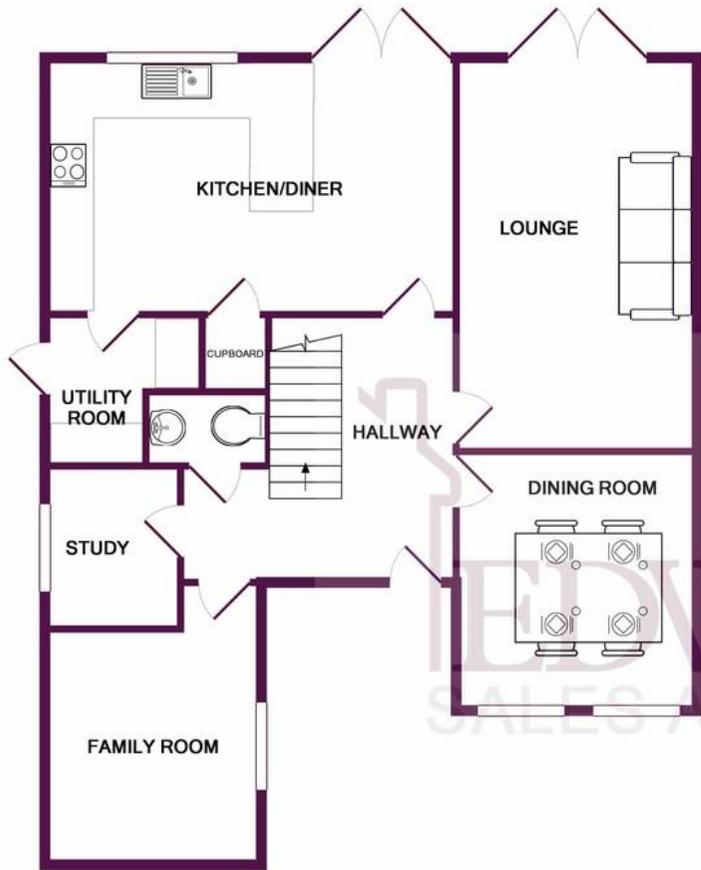
We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

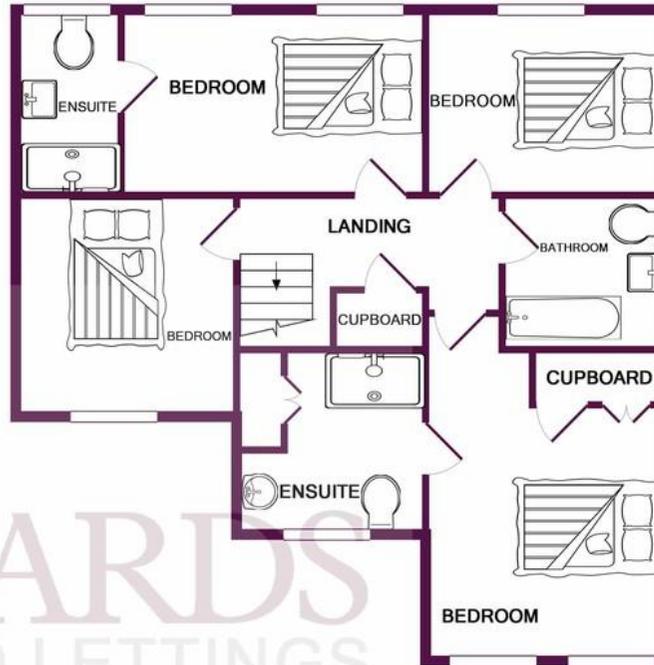
These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

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.



GROUND FLOOR



1ST FLOOR

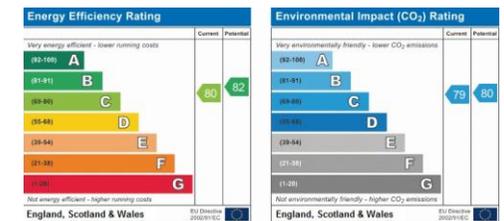
COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

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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

