



**Foden Close**  
Loughborough, LE11 3YJ

**£470,000**

# Property Features

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- VIDEO TOUR AVAILABLE
- MASTER WITH EN SUITE
- BREAKFAST KITCHEN
- CUL DE SAC
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- DOUBLE GARAGE
- GOOD SIZE GARDEN

## Full Description

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\*VIDEO TOUR AVAILABLE\* OFF SNELLS NOOK LANE, in BEAUTIFUL CONDITION, with FOUR BEDROOMS and situated CLOSE TO COUNTRY WALKS and within EASY REACH OF MAJOR COMMUTER ROUTES. With THREE RECEPTION ROOMS, LARGE BREAKFAST KITCHEN, utility room, DOWNSTAIRS W.C., FOUR DOUBLE BEDROOMS, master with en suite, LARGE REAR GARDEN and DOUBLE GARAGE.

### ENTRANCE HALL

Door leading into entrance hall with under stairs storage cupboard, doors leading to sitting room, dining room, lounge, breakfast kitchen and downstairs W.C. and stairs leading to first floor.

### SITTING ROOM

14' 3" x 9' 4" (4.34m x 2.84m)

PVCu double glazed bay window to front elevation and radiator.

### DINING ROOM

13' 1" x 10' 9" (3.99m x 3.28m)

PVCu double glazed window to front elevation and radiator.

### DOWNSTAIRS W.C.

Fitted with a two piece suite comprising wash hand basin and close coupled W.C.

### LOUNGE

15' 1" x 13' 0" (4.6m x 3.96m)

PVCu double glazed doors leading to rear patio area and two radiators.



## BREAKFAST KITCHEN

16' 4" x 11' 9" (4.98m x 3.58m)

Fitted with a range of base, wall and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, built in gas hob with extractor hood over, integrated double electric oven, integrated dishwasher, integrated fridge, integrated freezer, PVCu double glazed window to rear elevation and PVCu double glazed French doors leading to outside.



## UTILITY ROOM

Fitted with a modern range of base and wall units with laminate work surfaces to match the breakfast kitchen, stainless steel sink drainer, under counter space, space and plumbing for a washing machine, wall mounted combi boiler and PVCu double glazed door leading to side elevation.

## LANDING

PVCu double glazed window to front elevation, radiator and doors leading to all four bedrooms, storage cupboard and family bathroom.

## BEDROOM ONE

13' 2" x 12' 5" (4.01m x 3.78m)

PVCu double glazed window to rear elevation, radiator, built in wardrobes 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, ladder style radiator and PVCu double glazed window to side elevation.

## BEDROOM TWO

14' 8" x 13' 1" (4.47m x 3.99m)

PVCu double glazed window to front elevation, radiator and built in wardrobe.



## BEDROOM THREE

11' 6" x 9' 2" (3.51m x 2.79m)

PVCu double glazed window to rear elevation, radiator and built in wardrobe.

## BEDROOM FOUR

11' 6" x 9' 6" (3.51m x 2.9m)

PVCu double glazed window to front elevation, radiator and built in wardrobe.



## BATHROOM

Fitted with a four piece suite comprising close coupled W.C., wash hand basin, bath and walk in shower, ladder style radiator and PVCu double glazed window to side elevation.

## DOUBLE GARAGE

19' 10" x 19' 10" (6.05m x 6.05m)

Double garage with two up and over doors to front, door and window to side and with power and light.

## OUTSIDE

To the front of the property is a large block paved driveway with space for two cars, gate leading to the rear garden, laid to lawn garden with established planting area, and path leading to front door. To the rear of the property is a large laid to lawn garden surrounded by fencing and a paved patio area.

## Viewing Arrangements

Please contact Clare, Hannah 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.

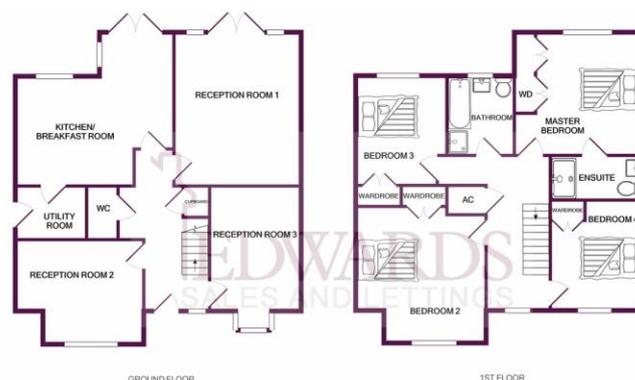
## General Note

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error or omission. Of no warranty. 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 is given as to their operability or efficiency can be given.  
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