EDWARDS
SALES AND LETTINGS

Middleton Place

Loughborough, LE11 2BY

Offers Over £350,000

Property Features

- IMMACULATE DETACHED BUNGALOW
- MUCH FAVOURED RESIDENTIAL LOCATION
- THREE BEDROOMS
- MASTER EN SUITE
- HOWDENS KITCHEN
- UTILITY ROOM
- SPACIOUS BATHROOM
- BLOCK PAVED DRIVE FOR FOUR CARS
- BARELY OVERLOOKED REAR GARDEN

Full Description

BOOK TO VIEW, ASAP, to see for yourself what this FABULOUS DETACHED BUNGALOW, in a MUCH FAVOURED RESIDENTIAL LOCATION, has to offer! IMMACULATE THROUGHOUT, the spacious entrance hall gives way to a BEAUTIFUL, LIGHT AND AIRY LOUNGE/DINER, FITTED KITCHEN and UTILITY ROOM, both by Messrs Howden, THREE DOUBLE BEDROOMS, master ENSUITE , and further bathroom, having both bath and separate shower. This LOVELY HOME also boasts a BLOCK PAVED DRIVEWAY TO ACCOMMODATE FOUR CARS to the front, with a delightful, barely overlooked established rear garden with SUMMER HOUSE completing the picture of this RARE OPPORTUNITY to acquire a STUNNING, EASY TO MANAGE HOME within walking distance of all the town has to offer.

ENTRANCE HALL
Door into entrance hall with radiator, airing cupboard, large folding door into lounge diner and doors into bedrooms one and two, family bathroom and kitchen.

LOUNGE DINER
20' 8" x 17' 0" max. (6.3m x 5.18m)
L-shaped, open plan room with internal window, PVCu double glazed window to rear elevation, multi-fuel burner, radiator, hatch through to kitchen and PVCu double glazed sliding doors to rear elevation leading out into the garden.

KITCHEN
14' 0" x 9' 2" (4.27m x 2.79m)
Fitted with a range of base and drawer units with solid wood work surfaces, one and a half bowl stainless steel sink drainer, integrated electric oven, built in induction hob, overhead extractor hood, integrated dishwasher, space for fridge freezer, radiator, tiled flooring, PVCu double glazed

window to rear elevation and door into utility room.

UTILITY ROOM
9' 9" x 6' 1" (2.97m x 1.85m)
Fitted with matching wall and base units with laminate work surfaces, stainless steel sink drainer, under-counter space and plumbing for washing machine and tumble dryer, radiator, continuation of tiled flooring, door into bedroom three, PVCu double glazed window to rear elevation and PVCu double glazed door to rear elevation.

BEDROOM THREE
16' 4" x 7' 10" (4.98m x 2.39m)
Two PVCu double glazed windows to front and side elevations, wood laminate flooring and radiator.

BEDROOM ONE
15' 0" x 13' 5" max. (4.57m x 4.09m)
PVCu double glazed window to front elevation, radiator, built in wardrobes and door to en suite shower room.

EN SUITE
Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and walk-in shower, tiled flooring, chrome ladder radiator and PVCu double glazed window to side elevation.

BEDROOM TWO
12' 5" x 9' 0" (3.78m x 2.74m)
PVCu double glazed window to front elevation and radiator.

FAMILY BATHROOM
8' 2" x 7' 3" (2.49m x 2.21m)
Fitted with a four piece suite comprising close coupled w.c., pedestal wash hand basin, bath and shower cubicle with power shower, tiled flooring, ladder radiator and PVCu double glazed window to side elevation.

OUTSIDE
To the front of the property is a small garden with block paved driveway providing off road parking, and gated side access to the rear. To the rear of the property is a landscaped garden with paved patio and pathways, shaped lawn, planted flower beds and large wooden summerhouse, all enclosed by wooden fencing.

GENERAL NOTES
Viewing Arrangements
Please contact Clare, Ben or Katie 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.

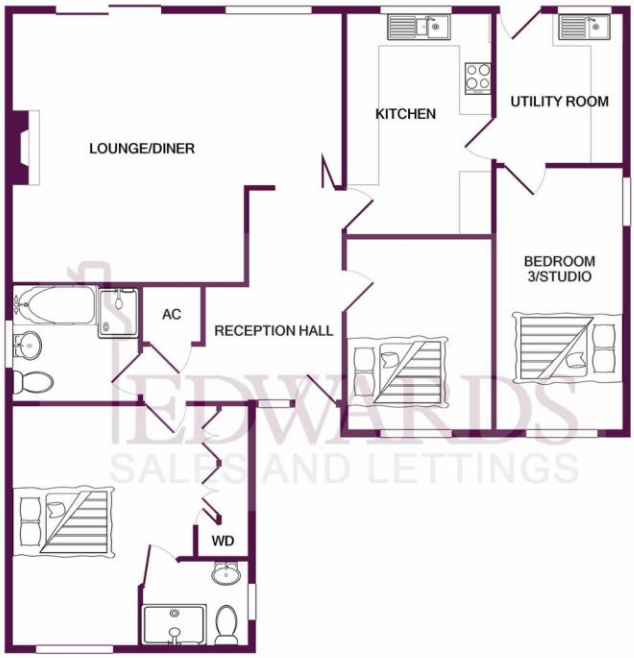
Internal photographs
It should not be assumed that items shown in our photographs are included in the sale of the property.

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, Setfords Solicitors, 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 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
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38 Frederick Street
Loughborough
Leicestershire
LE11 3BJ

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

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