



Afton Close

Loughborough, LE11 4AN

Offers Over £360,000

FOUR BEDROOMS

MASTER BEDROOM WITH
ENSUITE

SIZEABLE DRIVEWAY

LARGE
KITCHEN/BREAKFAST
ROOM

UTILITY ROOM

DINING ROOM

FAMILY ROOM

LOUNGE with LOG
BURNING STOVE



WHAT A STUNNING FAMILY HOME offering SPACIOUS ACCOMMODATION that has been TASTEFULLY DECORATED TO A HIGH STANDARD. Set in a QUIET CUL-DE-SAC with a SIZEABLE DRIVEWAY FOR SEVERAL VEHICLES. Inside there is a delightful LARGE KITCHEN/BREAKFAST ROOM WITH ISLAND/SEATING and a UTILITY ROOM off, a separate substantial DINING ROOM leading to a LOUNGE with LOG BURNING STOVE (plus the log store outside is staying!) and featured PLANTATION SHUTTERS. Off the hallway there is a FAMILY ROOM which provides that much sought after second reception room. Upstairs you'll find FOUR BEDROOMS including an IMPRESSIVE MASTER BEDROOM with ENSUITE BATHROOM, THREE FURTHER BEDROOMS and a FAMILY BATHROOM. Outside to the rear is a PRIVATE WALLED GARDEN

with a FEATURE PATIO, DECKING AREA and could even come complete with a HOT TUB (this is negotiable). What's more, the property backs onto BOOTH WOOD NATURE RESERVE and is a SHORT DISTANCE FROM BOOTH WOOD PRIMARY SCHOOL which is CLASSED AS OUTSTANDING. CLOSE TO SUPERMARKETS, a POST OFFICE, a HAIRDRESSER and EASY ACCESS TO J23 of the M1.

ENTRANCE HALL

15' 1" x 4' 0" (4.6m x 1.22m) PVCu double glazed door into entrance hall with stairs off to the first floor, carpet, radiator and doors leading to family room and lounge.

FAMILY ROOM

11' 9" x 7' 9" (3.58m x 2.36m) PVCu double glazed window to front aspect, feature wall and carpet.

LOUNGE

15' 4" x 11' 9" (4.67m x 3.58m) Generously proportioned providing a great space for entertaining, PVCu double glazed bow window to front elevation with bespoke plantation blinds. Feature wall, fireplace with wood burning stove and decorative tile inset, wall lights, carpet and radiator. Double doors leading to dining room area.

DINING ROOM

16' 7" x 9' 3" (5.05m x 2.82m). Beautifully presented unique dining area with PVCu double glazed French doors to rear garden and patio. Curved feature wall with ceiling spot lights, tiled flooring, radiator, double doors back to lounge and entrance to kitchen/diner.

KITCHEN/BREAKFAST ROOM

14' 5" x 10' 6" (4.39m x 3.2m) Stylish modern kitchen fitted with a range of wall, base and drawer units with laminate work surfaces and a central breakfast island for bar-stool eating. Belfast one and a half bowl sink and drainer with stylish mixer tap, range cooker with double oven, grill oven, 5 ring gas hob and additional electric burner and stainless steel splashback. Extractor fan, integrated dishwasher, feature wall surrounding large American style fridge/freezer, tiled

flooring and radiator. Door to utility area and PVCu back door and window leading to garden.

UTILITY ROOM

7' 11" x 4' 1" (2.41m x 1.24m) Practical space ensuite to kitchen providing laminate work surface with plumbed washing machine and dryer underneath and wall mounted cupboards for storage and combi-boiler and tiled flooring.

LANDING

Access to all bedrooms and bathroom, carpet, radiator and airing cupboard housing hot water tank. Further storage cupboard located above stairwell.

BEDROOM ONE

15' 2" x 12' 0" (4.62m x 3.66m) PVCu double glazed window to front elevation, feature wall, carpet, radiator and door to ensuite bathroom.

EN SUITE

8' 4" x 6' 1" (2.54m x 1.85m) Fitted with a three piece suite comprising close coupled W.C, pedestal wash hand basin and bath, tiled floor and walls, radiator and PVCu double glazed window to front elevation.

BEDROOM TWO

10' 5" x 8' 6" (3.18m x 2.59m) PVCu double glazed window to rear elevation, feature wall, carpet and radiator.







BEDROOM THREE

10' 6" x 6' 9" (3.2m x 2.06m) PVCu double glazed window to rear elevation, feature wall, carpet and radiator.

BEDROOM FOUR

7' 11" x 7' 5" (2.41m x 2.26m) PVCu double glazed window to rear elevation, feature wall, carpet and radiator.

BATHROOM

6' 10" x 5' 7" (2.08m x 1.7m) Fitted with a three piece suite comprising close coupled W.C, pedestal wash hand basin and panelled bath with shower over, glass shower screen, tiled floor and walls, PVCu double glazed window to side elevation.

OUTSIDE

The front of the property is block paved allowing ample off-street parking for multiple cars. Secure side gate into rear garden. The rear garden of the property has patio seating area from the house allowing for easy access to outside barbecue dining and benefits from an American style jacuzzi and purpose built wood store for the wood burning stove indoors. Slate stone steps lead to a lawned area surrounded by landscaped borders, further decked seating area and a practical garden shed, all enclosed by brick walls and wooden fencing giving a private and secure feel to the outside of this property.

GENERAL NOTES

Viewing Arrangements
Please contact Clare, Katie, Dominique or Liz 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.



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Charnwood Borough Council

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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 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

