



Rufford Close

Loughborough, LE11 4BF

Offers in the Region of £435,000

- FOUR BEDROOMS (TWO ENSUITE)
- FAMILY BATHROOM
- KITCHEN/DINER
- DINING ROOM
- LOUNGE
- STUDY
- CONSERVATORY
- TANDEM GARAGE
- PRIVATE ENCLOSED REAR GARDEN
- SOLAR PANELS



This is a substantial family home situated at the head of a quiet cul-de-sac, within walking distance of the STONEBOW WASHLANDS and within STONEBOW PRIMARY SCHOOL catchment area. It benefits from FOUR BEDROOMS (TWO ENSUITE) with a FAMILY BATHROOM upstairs. Downstairs is a SIZEABLE LOUNGE, leading to a DINING ROOM and further onto a LIGHT AND AIRY CONSERVATORY. There is also a CONTEMPORARY KITCHEN/DINER, with a UTILITY ROOM next to it and a STUDY to the front of the property. Outside there is a TANDEM GARAGE, off-street parking and a PRIVATE ENCLOSED REAR GARDEN, It is also worth noting the SOLAR PANELS, which are being sold with the house, generated £2100 cash back in the last year.

ENTRANCE HALL

Storm porch over composite front door leads into the entrance hall with laminate wood flooring and carpeted stairs leading to first floor. Doors to study, WC, lounge and kitchen/diner. Useful under-stairs storage cupboard.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled w.c. and wash hand basin, continuation of wood laminate flooring and PVCu double glazed window to side elevation.

STUDY

7' 5" x 7' 2" (2.26m x 2.18m) PVCu double glazed window to front aspect, laminate wood flooring and radiator.

LOUNGE

18' 6" into bay x 11' 2" (5.64m x 3.4m) PVCu double glazed bay window to front elevation, Adam style fireplace with living flame gas fire, two radiators and double doors into dining room.

DINING ROOM

11' 2" x 10' 11" (3.4m x 3.33m) With radiator and PVCu double glazed sliding doors to rear elevation leading into the conservatory.

CONSERVATORY

9' 11" x 9' 3" max. (3.02m x 2.82m) Brick and PVCu double glazed construction with French doors to side elevation leading out into the garden.

BREAKFAST KITCHEN

14' 10" x 14' 0" (4.52m x 4.27m) L-shaped room fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl sink

drainer, integrated eye-level, electric double oven, built in induction hob, stainless steel extractor hood, space for fridge freezer, under-cupboard lighting, continuation of wood laminate flooring, PVCu double glazed window to rear elevation, PVCu double glazed bay window to rear elevation, radiator, space for dining table and chairs, and door into utility room.

UTILITY ROOM

8' 7" x 5' 0" (2.62m x 1.52m) Fitted with wall, base and drawer units with laminate work surfaces, under-counter space and plumbing for washing machine, wall-mounted boiler and door to side elevation leading outside.

LANDING

PVCu double glazed window to front elevation, radiator, airing cupboard, access to loft and doors to all four bedrooms and family bathroom.

BEDROOM ONE

13' 5" into wardrobes x 11' 5" (4.09m x 3.48m) PVCu double glazed window to rear elevation, built in wardrobes, radiator and door to ensuite.

ENSUITE

Fitted with a three piece suite comprising vanity unit with w.c. and wash hand basin, and corner shower cubicle, tiled flooring and PVCu double glazed window to rear elevation.

BEDROOM TWO

12' 2" max. x 11' 2" (3.71m x 3.4m) PVCu double glazed window to front elevation, radiator, built in wardrobes and door into ensuite.

ENSUITE

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

elevation.

BEDROOM THREE

9' 6" x 8' 5" (2.9m x 2.57m) PVCu double glazed window to rear elevation and radiator.

BEDROOM FOUR

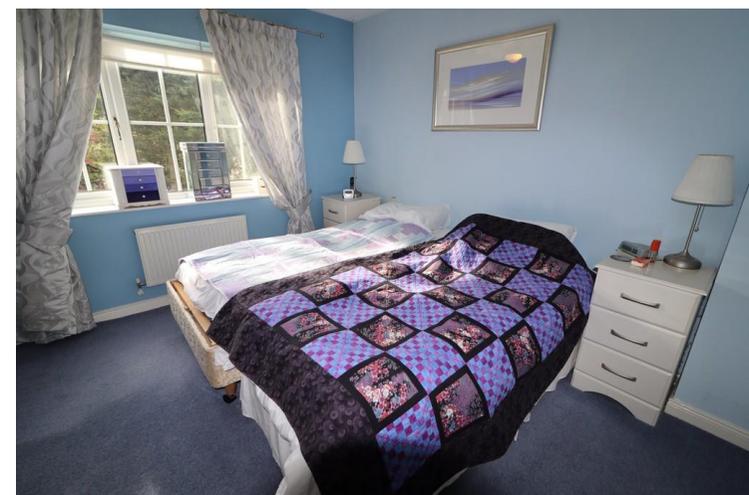
8' 5" x 7' 7" (2.57m x 2.31m) PVCu double glazed window to front elevation and radiator.

FAMILY BATHROOM

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

GARAGE

32' 8" x 8' 11" (9.96m x 2.72m) Detached tandem garage with remote control roller shutter door to front, personnel door and window to side elevation, providing room for two cars.







OUTSIDE

To the front of the property is a lawn garden with tarmac driveway providing off road parking and giving access to the garage and gated access to the side and rear. To the rear of the property is a landscaped garden with shaped lawn, generous paved patio areas, raised brick built pond, flower beds with mature shrubs and plants, all enclosed by wooden fencing.

VENDORS NOTES

The vendor advises us the property benefits from 4kW solar panels which are currently owned by the vendors and which he is happy to sell with the house. He received £2100 cash back from this last year and it also reduces the monthly bills.

The boiler has been serviced every year.

The alarm has been serviced every year.

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.

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

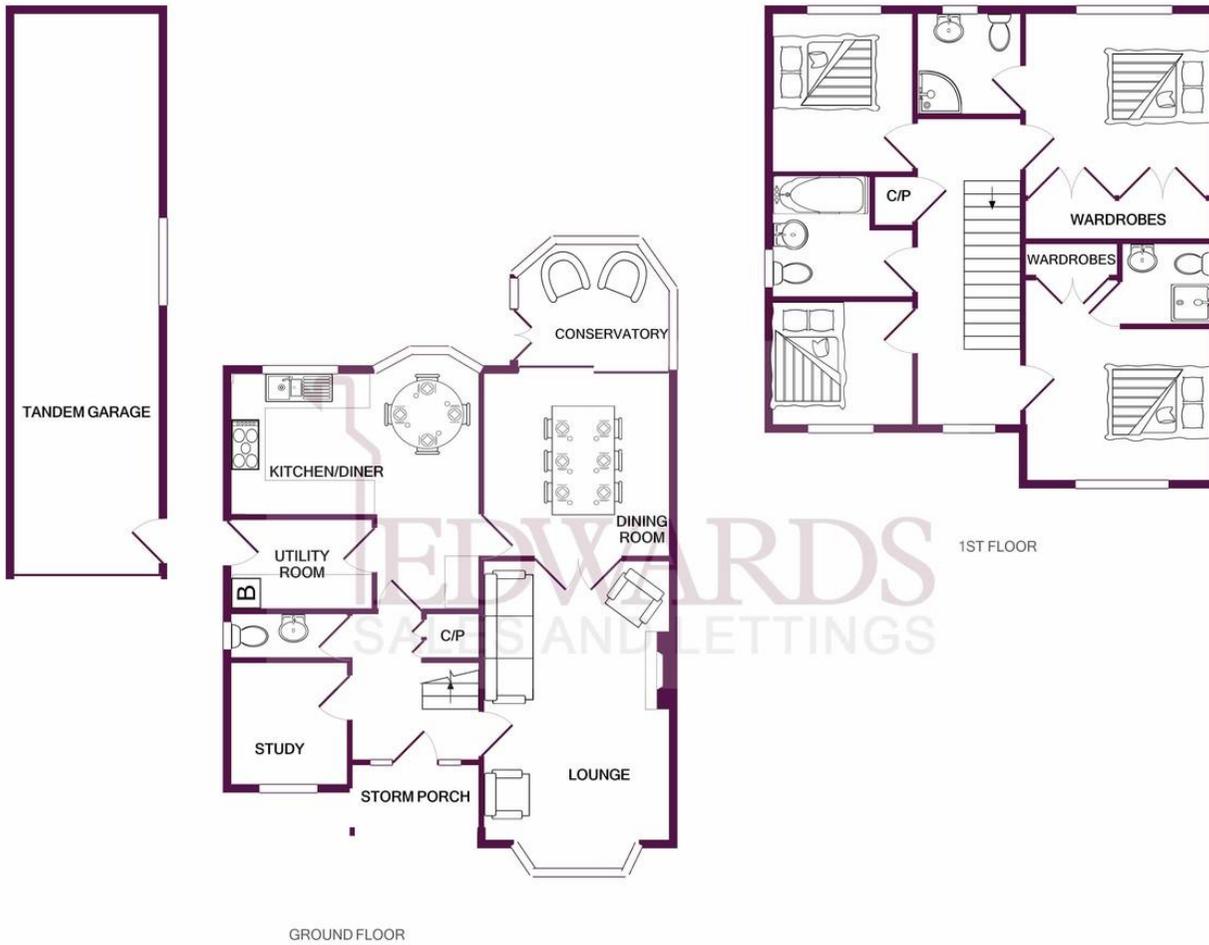
These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or

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.



COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Charnwood Borough Council

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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