



32 SAND MARTIN CLOSE

LOUGHBOROUGH, LE12 6YL

£350,000
FREEHOLD

This is a DELIGHTFULLY PRESENTED PROPERTY which benefits from significant upgrades by the current owners and 5 YEARS NHBC REMAINING. There are FOUR BEDROOMS (TWO ENSUITE) split across the first and second floors, with a FAMILY BATHROOM on the first floor too. On the ground floor there is a SIZEABLE

 EDWARDS
SALES AND LETTINGS

32 SAND MARTIN

FOUR BEDROOMS (TWO ENSUITE) |
LOUNGE | KITCHEN/DINER |
DOWNSTAIRS W.C. | FAMILY
BATHROOM | SINGLE GARAGE | OFF-
STREET PARKING | PRIVATE ENCLOSED
GARDEN | 5 YEARS NHBC REMAINING



This is a DELIGHTFULLY PRESENTED PROPERTY which benefits from significant upgrades by the current owners and 5 YEARS NHBC REMAINING. There are FOUR BEDROOMS (TWO ENSUITE) split across the first and second floors, with a FAMILY BATHROOM on the first floor too. On the ground floor there is a SIZEABLE LOUNGE, a LOVELY OPEN-PLAN KITCHEN/DINER and a DOWNSTAIRS W.C. Outside you'll find a SINGLE GARAGE with PARKING SPACE IN FRONT, as well as AN ADDITIONAL PARKING SPACE TO THE SIDE of the property. Lovingly decorated throughout and WITH SIGNIFICANT UPGRADES, book your viewing today!

ENTRANCE HALL

Composite door into entrance hall with stairs off to first floor, radiator, tiled flooring and doors into living kitchen diner, lounge and downstairs w.c.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled w.c. and pedestal wash hand basin, tiled flooring and radiator.

LOUNGE

16' 2" x 10' 3" (4.93m x 3.12m) Two PVCu double glazed windows to front elevation and further PVCu double glazed window to side elevation, down lights and radiator.

LIVING KITCHEN DINER

DINING AREA

13' 11" x 8' 4" (4.24m x 2.54m) Two PVCu double glazed windows to front elevation, tiled flooring, radiator and French doors, with full length windows to either side, to side elevation

leading out into the garden.

KITCHEN AREA

17' 0" x 7' 3" (5.18m x 2.21m) Fitted with a range of wall base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated electric oven, built in gas hob, stainless steel extractor hood, cupboard concealing wall-mounter boiler, integrated dishwasher, integrated washer dryer, integrated fridge and freezer, continuation of tiled flooring, radiator, under-stairs storage cupboard, PVCu double glazed window to side elevation and PVCu double glazed door to rear elevation leading outside.

FIRST FLOOR LANDING

PVCu double glazed windows to front and rear elevations, radiator, stairs off to second floor and doors to two bedrooms and bathroom.

BEDROOM ONE

11' 0" x 10' 5" (3.35m x 3.18m) Two PVCu double glazed windows to front elevation, further PVCu double glazed window to side elevation, radiator, fitted wardrobes and door to 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

10' 4" x 9' 9" (3.15m x 2.97m) Two PVCu double glazed windows to front elevation, further PVCu double glazed window to side elevation, radiator and fitted office/study

furniture.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c., wash hand basin with vanity unit and bath, fully tiled walls, tiled flooring, radiator and PVCu double glazed window to side elevation.

SECOND FLOOR LANDING

Doors to two bedrooms and jack and jill shower room.

BEDROOM TWO

12' 11" x 11' 6" (3.94m x 3.51m) PVCu double glazed window to side elevation, skylight window to front elevation, radiator, built in wardrobe and door to jack and jill shower room.

JACK AND JILL SHOWER ROOM

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

BEDROOM FOUR

13' 0" x 9' 11" (3.96m x 3.02m) PVCu double glazed window to side elevation, skylight window to front elevation, radiator and two built in wardrobes.

GARAGE

17' 5" x 9' 2" (5.31m x 2.79m) Single brick built garage with up and over door.

OUTSIDE

To the front of the property is a small garden which is mainly

block paved with planted shrubs. Adjacent to the property is the garage with a tarmac driveway providing off road parking in front. To the side of the property is gated access to the garden which is mainly lawn with planted shrubs and small trees, paved patio seating area, all enclosed by wooden fencing.

AGENTS NOTE

£23.12 pcm to Premier Estates

GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

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.

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

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.

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.

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.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are

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ADDITIONAL INFORMATION

Local Authority – Rushcliffe Borough Council

Council Tax – Band E

Viewings – By Appointment Only

Floor Area –

Tenure – Freehold

Ground Rent –





Affiliate/Membership Logos

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements