



21 Moorhen Way, Loughborough

£399,500 Freehold

Four bedrooms! Three bathrooms! Quiet position and stunning location! Sited on a quiet, scenic plot away from prying eyes, this detached four-bedroom home on Moorhen Way rules the roost on the popular Kingfisher Development.

home, or for hosting visitors; we're sure that friends and family will flock to any party hosted in this fabulous home!

Whilst social events can be an excellent use of a property, remote working has meant that the day-to-day reality for many is that the home has now become an office. Fortunately, Moorhen Way once again provides a solution, featuring an additional reception room to the ground floor, which is ideal for use as a study or child's play room. Whilst understandably more compact than a dining room or lounge, this third reception room utilises dual-aspect windows to great effect, enabling the room to feel airy. These windows overlook the surrounding holly bushes, the berries of which are a magnet for wildlife in the winter; robins and wrens are both known to frequent the area, and are always a pleasure to see from the comfort of an armchair.

Finally, the ground floor is completed by a W.C, positioned again off the central hallway. The above-mentioned staircase provides access to the upper floor landing, where a cupboard houses the modern boiler system, and access is permitted to the four bedrooms.

The accommodation in this home is second to none, with fitted wardrobes to all but one of the bedrooms, as well as en-suite shower rooms to the two largest. This property has been meticulously maintained by the current owners, which truly reflects in the condition of the fittings, all of which appear as if they were installed yesterday.

This same care extends to the rear garden, where the plot has been cleverly landscaped, and utilises a series of pathways to ensure that the full potential of the land has been achieved. The sellers have added a sheltered pergola to the side of the home, as well as a well-sited greenhouse. At the rear of the plot lies a detached double garage, with space to park a further two cars in front.

We're certain that this property will have a significant appeal on the market, so to view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office 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

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades.

Loughborough is well placed for commuters, with rail links to London, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.



Hallway

Downstairs w.c.

Study

8' 4" x 5' 11" (2.54m x 1.80m)

Lounge

14' 6" x 12' 0" (4.43m x 3.67m)

Kitchen

14' 1" x 13' 8" (4.28m x 4.16m)

Dining Room

8' 10" x 11' 0" (2.69m x 3.35m)

Conservatory

12' 6" x 10' 2" (3.81m x 3.11m)

Landing

Master bedroom

11' 9" x 11' 1" (3.57m x 3.39m)

Master ensuite

Bedroom two

8' 11" x 8' 9" (2.71m x 2.66m)

Ensuite

Bedroom three

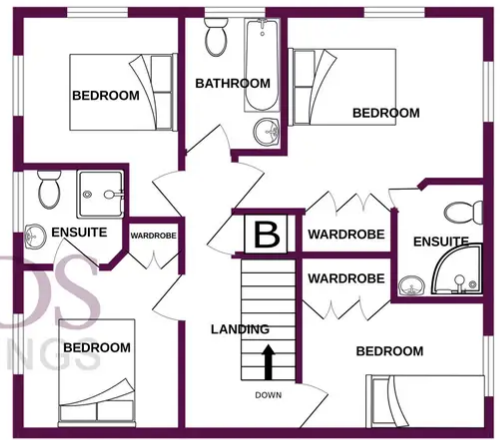
8' 11" x 8' 4" (2.71m x 2.55m)

Bedroom four

GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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