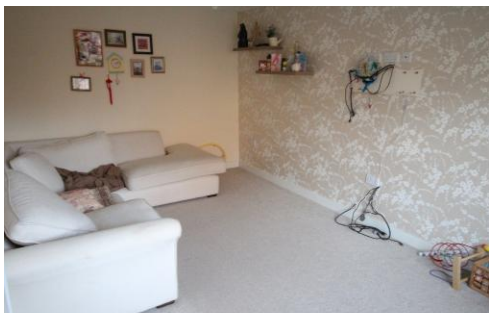
EDWARDS
SALES AND LETTINGS



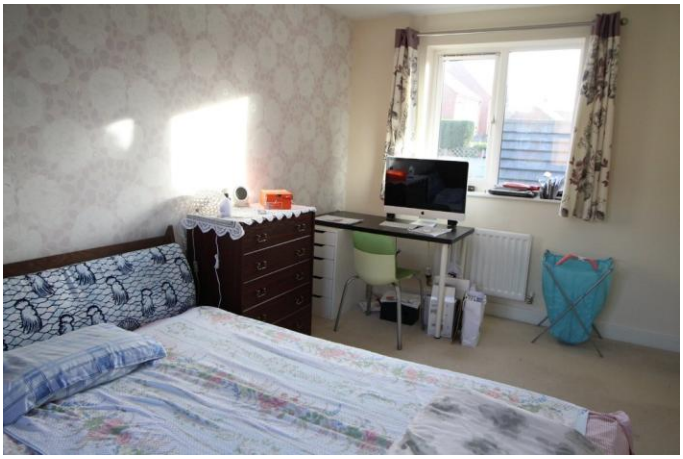
Maxwell Drive

Loughborough, LE11 5EJ

£255,000

Property Features

- ORIGINALLY FOUR BEDROOMS
- MASTER EN SUITE
- DETACHED GARAGE
- THREE DOUBLE BEDROOMS
- 17FT LOUNGE
- 18FT KITCHEN DINER
- DOWNSTAIRS W.C.
- FAMILY BATHROOM



Full Description

This ORIGINALLY FOUR BEDROOM detached family home lies on a popular estate, within STONEBOW PRIMARY CATCHMENT, and provides SPACIOUS LIVING both inside and out. Internally there is a LARGE 17FT LOUNGE, 18FT KITCHEN DINER, downstairs w.c., three bedrooms, MASTER EN SUITE, dressing room/fourth bedroom and FAMILY BATHROOM. Outside there is a DETACHED GARAGE with driveway in front, and private garden to rear.

ENTRANCE HALL
Door into entrance hall with stairs off to first floor, radiator, wood laminate flooring and doors to downstairs w.c., living room and kitchen diner.

DOWNSTAIRS W.C.
Fitted with a two piece suite comprising close coupled w.c. and pedestal wash hand basin, tiled flooring, fully tiled walls, chrome ladder radiator and PVCu double glazed window to front elevation.

LIVING ROOM
17' 1" x 10' 2" (5.21m x 3.1m)
PVCu double glazed window to front elevation and radiator.

KITCHEN DINER
18' 6" x 13' 2" max. (5.64m x 4.01m)
Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated double electric oven, built in gas hob, stainless steel extractor hood, integrated fridge and freezer, integrated dishwasher, dining area, radiator, wood laminate flooring, PVCu double glazed window to rear elevation and PVCu double glazed French doors to rear elevation leading out into the garden.

LANDING
Access to loft and doors to bedrooms one, two and three, and family bathroom.

BEDROOM ONE
18' 1" x 9' 9" max. (5.51m x 2.97m)
PVCu double glazed window to front elevation, radiator, door to en suite and archway into dressing room/bedroom four.
Dressing area:
With radiator and fitted dressing table, drawers and cupboard.

EN SUITE
Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and shower cubicle, and tiled flooring.

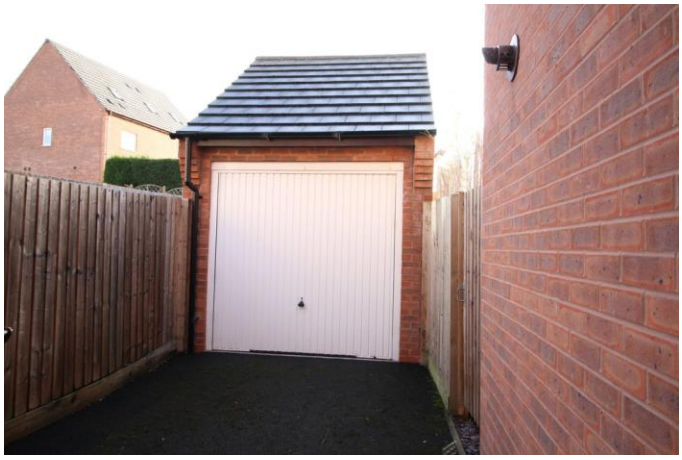
DRESSING ROOM/BEDROOM FOUR
6' 4" x 5' 4" to fitted wardrobes (1.93m x 1.63m)
Originally the fourth bedroom, with PVCu double glazed window to front elevation and fitted wardrobes on two walls.

BEDROOM TWO
14' 9" x 9' 0" (4.5m x 2.74m)
PVCu double glazed windows to front and rear elevations, and two radiators.

BEDROOM THREE
11' 1" x 9' 6" (3.38m x 2.9m)
PVCu double glazed window to rear elevation and radiator.

FAMILY BATHROOM
7' 2" x 7' 1" (2.18m x 2.16m)
Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower screen and shower over, tiled flooring, chrome ladder radiator and PVCu double glazed window to rear elevation.

GARAGE
Detached single garage with up and over door to front and personnel door to side into garden.



OUTSIDE
To the front of the property is a small garden with driveway to the side providing off road parking and leading to the garage. To the rear of the property is a good sized lawn garden with decking to the immediate rear and a raised decked seating area at the bottom, enclosed by wooden

fencing.

AGENTS NOTE
Please note the dressing room could be easily reverted back into a fourth bedroom by removing the fitted wardrobes and blocking up the archway linking the two bedrooms.

GENERAL NOTE
Viewing Arrangements

Please contact Clare, Hannah, Becky or Ben 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

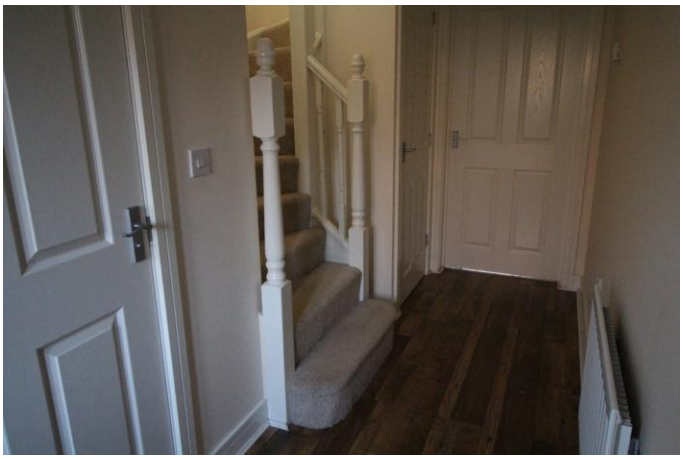
Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

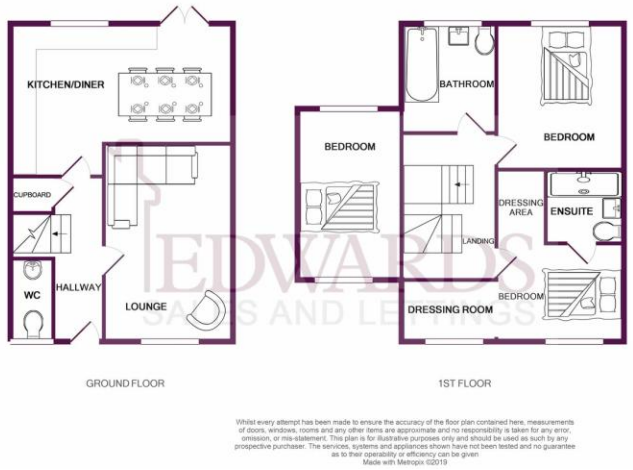
Money Laundering

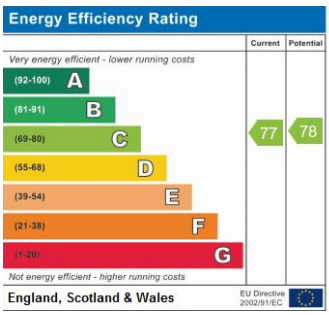
Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

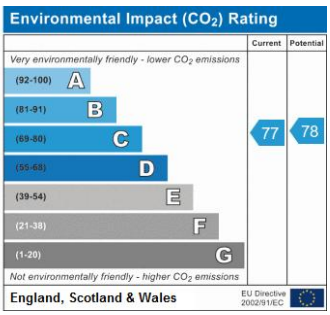
General Note

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.









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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 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 are advised to recheck the measurements