



EDELIN ROAD, LOUGHBOROUGH, LE11 2HW

£290,000
FREEHOLD

A beautifully presented 3 bedroom semi detached family residence. Overgone extensive refurbishment and modernisation and now offers excellent urban lifestyle. Located on the Forest side of Loughborough within walking distance of town and yet set in a quiet cul de sac. With 3 bedrooms, off-road parking, desirable open-plan style living and NO UPWARD CHAIN. Book your viewing quickly, this will not be on the market long.

**EDWARDS**
SALES AND LETTINGS

EDELIN ROAD

Immaculate presentation | Open-plan living accommodation | Quality fixtures and fittings throughout | 3 bedrooms | Large garden | Off-road parking | No upward chain | Excellent location | New windows, carpets, boiler |

Downstairs WC



PROPERTY SUMMARY

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FULL DETAILS

Occupying a prominent plot and position close to the endowed schools and within a short walking distance of Loughborough town centre and University, this desirable residence is in move in condition with all furniture, fixtures and fittings offered by separate negotiation. This quiet, residential setting with no through traffic with off-street parking for two cars and a low maintenance rear garden with patio seating at both ends to make the most of out-door entertaining.

The accommodation, in brief, comprises: light filled entrance hall leading to all downstairs rooms including stunning open-plan living/dining/kitchen space to the rear with direct access via two sets of French patio doors to the garden beyond. This impressive and versatile space is generously proportioned and provides great entertaining on all levels. The vendors have installed a brand new kitchen incorporating a large range cooker, washing machine, dishwasher, fridge/freezer, separate island unit and pantry cupboards to accompany an array of base, wall and drawer units. There is further space for a dining area and living room. The property has a further sitting room to front aspect and downstairs WC. New flooring and contemporary decor and feature radiators, the house

presents modern living at its finest.

Upstairs comprises two double bedrooms to front and rear aspect, one with built in wardrobes, a modern and contemporary bathroom, installed with quality fixtures and fittings and a third single bedroom. New carpets throughout the first floor and new UPVc energy efficient windows throughout the property.

Strategically well placed for M1/M42, A6. Regular public transport facilities to Nottingham, Derby, Leicester.

Loughborough train station with direct link to London St Pancras from 1h 14m. Easy access to East Midlands Airport. Close to Mountfields Lodge, Sacred Heart and Woodbrook Vale schools and the Charnwood Forest.

KITCHEN/DINER/LIVING

20' 2" x 17' 2" (6.15m x 5.23m)

SITTING ROOM

13' 6" x 11' 4" (4.11m x 3.45m)

BEDROOM ONE

13' 10" x 11' 5" (4.22m x 3.48m)

BEDROOM TWO

11' 5" x 10' 7" (3.48m x 3.23m)

BEDROOM THREE

6' 11" x 5' 11" (2.11m x 1.8m)

BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m)

GENERAL NOTES

Please contact Clare, Katie or Dominique 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 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.

EDELIN ROAD







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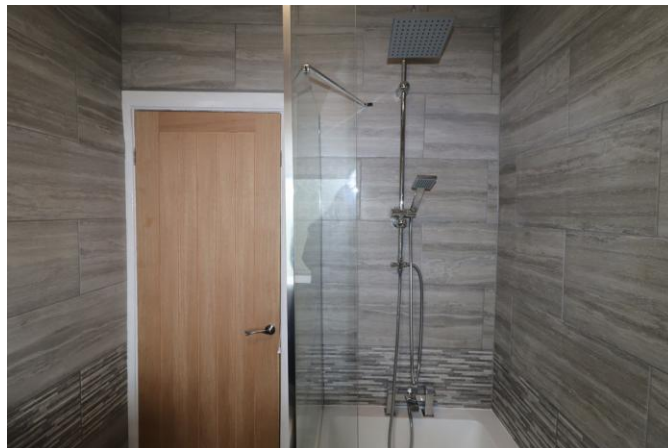
ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

Council Tax – Band B

Viewings – By Appointment Only

Tenure – Freehold





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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