



**PALMER AVENUE,
LOUGHBOROUGH LE11 5NH**

**£295,000
FREEHOLD**

A fabulous bespoke chalet style property tucked away privately in the corner of a cul de sac. Boasting a stunning 20' Living/dinning/kitchen, Spacious sitting room and stylish wet room/WC to the ground floor, two double bedrooms and lovely family bathroom upstairs. Outside is equally impressive, with the front driveway providing parking for six cars and detached garage with delightful converted garden room providing space for gym/home office/music or hobby room. Enclosed gardens to both sides completing the picture of this most appealing home in a quiet, yet convenient location.

EDWARDS
SALES AND LETTINGS

PALMER AVENUE

Bespoke detached chalet style property |
Immaculate throughout | Two double bedrooms |
Fantastic living/dining/kitchen | Spacious sitting
room | Downstairs wet room/WC | Driveway for
six cars | Stunning annex and detached garage |
Generous enclosed garden + Summer house |
CHARNWOOD BOROUGH COUNCIL TAX BAND C



PROPERTY SUMMARY

A fabulous bespoke chalet style property tucked away privately in the corner of a cul de sac. Boasting a stunning 20' Living/dining/kitchen, Spacious sitting room and stylish wet room/WC to the ground floor, two double bedrooms and lovely family bathroom upstairs. Outside is equally impressive, with the front driveway providing parking for six cars and detached garage with delightful converted garden room providing space for gym/home office/music or hobby room. Enclosed gardens to both sides completing the picture of this most appealing home in a quiet, yet convenient location.

FULL DETAILS

Accommodation in full comprising: stylish entrance hall with practical storage cupboards and alarm system, leading to large, light filled sitting room with sliding doors on one of two garden areas. The ground floor is further complimented with a stunning kitchen/living/diner fulfilling modern lifestyle. Equipped with American fridge/freezer, oven, hob, extractor fan, sink, dishwasher, a range of floor and wall units in contemporary style and counter tops to include bar stool area. French doors open to the second garden area providing outstanding indoor/outdoor lifestyle. The ground floor is finished with a fabulous bespoke wet room, tiled floor to ceiling providing the occupier with state of the art facilities.

To the first floor are two large bedrooms - the master providing excellent wardrobe storage and windows overlooking the garden. There is also a family bathroom housing 3 piece suite. The property boasts two superb garden annexes - a simply stunning office/gym/hobby room to the rear of the garage with custom built corner windows and velux

windows to the ceiling. The garage, with electric up and over door, compliments the driveway allowing storage for multiple cars. There is also a summer house for further entertaining area.

KITCHEN/DINING/LIVING ROOM

20' 0" x 14' 2" (6.1m x 4.32m)

SITTING ROOM

14' 1" x 13' 6" (4.29m x 4.11m)

WET ROOM

6' 2" x 6' 1" (1.88m x 1.85m)

BEDROOM ONE

12' 9" x 11' 11" (3.89m x 3.63m)

BEDROOM TWO

12' 9" x 10' 0" (3.89m x 3.05m)

BATHROOM

10' 0" x 6' 9" (3.05m x 2.06m)

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.

PALMER AVENUE







PALMER AVENUE

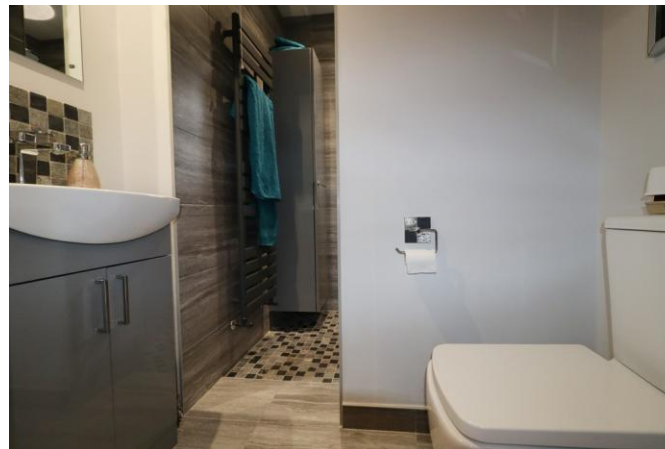
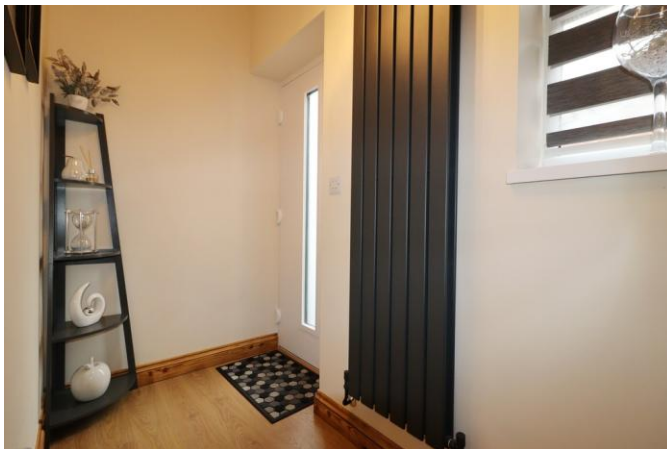
ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

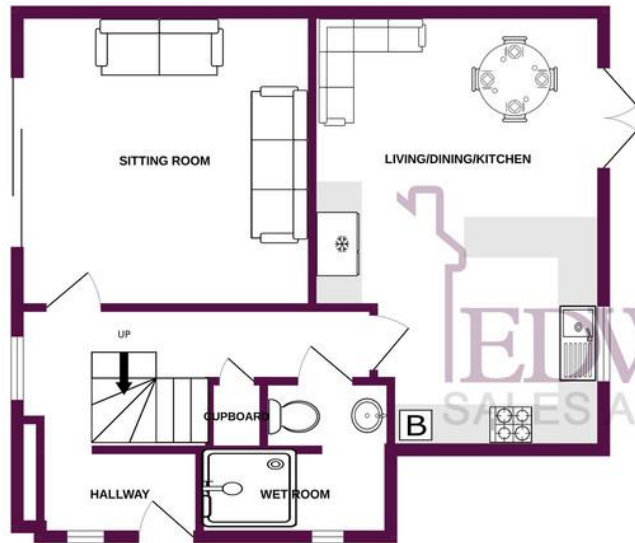
Council Tax – Band C

Viewings – By Appointment Only

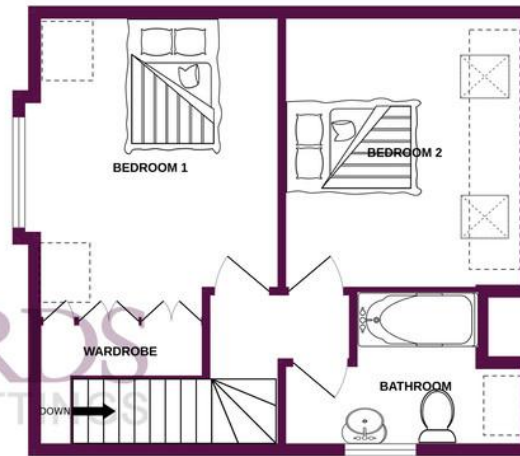
Tenure – Freehold



GROUND FLOOR



1ST FLOOR



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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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