



**FODEN CLOSE,
LOUGHBOROUGH LE11 3YJ**

**£425,000
FREEHOLD**

A luxury family home of a high specification, offering spacious accommodation within a select development on the edge of the forest side of town. Beautifully maintained and enhanced by the current owners to provide well thought out luxury living at its finest. Offering a fabulous and versatile downstairs arrangement together with three generous bedrooms on a substantial plot, the accommodation is beautifully presented throughout with a fully fitted kitchen, separate utility, outstanding garden room and further sitting room with stylish Roca bathroom suites.

EDWARDS
SALES AND LETTINGS

FODEN CLOSE

Immaculate modern family home | Beautiful open plan design | Stylish kitchen with separate utility room | Separate sitting room and play room | Fabulous landscaped garden | UPVc energy efficient property | Master with ensuite shower room | Quiet residential location | Council Tax

Band D | EPC rating



PROPERTY SUMMARY

A luxury family home of a high specification, offering spacious accommodation within a select development on the edge of the forest side of town. Offering three generous bedrooms on a substantial plot, the accommodation is beautifully presented throughout with a fully fitted kitchen and stylish Roca bathroom suites. The house is wonderfully positioned for the Leicestershire, Derbyshire and Nottinghamshire countryside. Within five minutes of the house there is a network of country parks. Particular favourites include Jubilee Woods, the Outwoods, the Beacon Hill Country Park (Leicestershire's tallest hill) Swithland Woods and the jewel in Leicestershire's crown, Bradgate Park. In addition to these delightful rural escapes, the world renowned Peak District with its breath-taking scenery and walks in within an hour's drive.

Loughborough, with its regular market days and wide range of shops, is the closest town. It can be reached in five minutes by car and has a mainline station running services to London St Pancras in one hour, fifteen minutes.

Many of the Midlands' major cities are easily accessible by car, via the M1. Manchester, Leeds and London are all less than two hours' drive, while Birmingham can be reached in 45 minutes.

FULL DETAILS

Beautifully maintained and enhanced by the current owners to provide well thought out luxury living accommodation. The layout in brief is as follows: Entrance hall with stairs to first floor, door to WC and further doors to wonderful kitchen/diner and sitting room - both leading to outstanding garden room extension with bi-folding doors to garden and further access to play room/office space. The ground floor is finished with separate utility room. To the first floor is spacious luxury master bedroom with stunning ensuite shower room, two further bedrooms and stylish contemporary bathroom. Garage

area for storage, off street parking and front gardens are complemented by enclosed garden to the back of the house. This area has been beautifully landscaped and furnished with plants and shrubs.

ENTRANCE HALL

With entrance through a part opaque glazed front door with an opaque window to the front elevation, a staircase rising to the first floor and a low level heater

KITCHEN/DINER

17' 5" x 9' 8" (5.31m x 2.95m) A superb space for entertaining or being the centre piece of the family home leading to the garden room extension and playroom. Kitchen comprising: base units, wall units and drawers with quality work surfaces. Integrated appliances including electric oven, four ring gas hob and extractor hood above. In addition there is a fridge freezer and dishwasher. Tiled floor throughout with low level heater. Windows to the front and further space for dining table if required.

DINING/SITTING/GARDEN ROOM

26' 1" x 11' 2" (7.95m x 3.4m) Simply stunning contemporary addition by current owners providing the desired open plan living/dining/eating ground floor accommodation desired by all modern homes. Bifold doors open to the patio space with the raised garden beyond. Velux windows further enhance the light filled airy feel to this gorgeous extension.

SITTING ROOM

17' 5" x 11' 0" (5.31m x 3.35m) A superb reception which enjoys a dual aspect with double doors giving access and views over the rear garden. Further window is set to the front elevation.

UTILITY ROOM

7' 5" x 6' 7" (2.26m x 2.01m) Further base units, which match those in the kitchen, provide additional storage. A laminate work surface incorporates a stainless steel sink unit. Under counter appliance space and plumbing for washing machine,

recess for a tumble dryer. Continuation of the tiled flooring from the kitchen, wall mounted central heating boiler. Door leading out to the rear elevation.

PLAY ROOM/OFFICE

11' 11" x 6' 7" (3.63m x 2.01m) Adjacent to garden room and easy access to kitchen. Could be used as either a playroom or office with window to rear garden.

WC

MASTER BEDROOM

17' 5" x 11' 0" (5.31m x 3.35m) A luxurious master bedroom suite with window to the front elevation and built in double wardrobes with sliding mirror fronted doors. Door to luxury appointed ensuite.

ENSUITE

7' 3" x 5' 4" (2.21m x 1.63m) A stylish three piece shower room which offers a white Roca suite which includes a wash hand basin, WC and enclosed shower cubicle. Opaque window to the rear elevation and a ladder style towel rail which is connected to the main central heating system.

BEDROOM TWO

10' 0" x 9' 8" (3.05m x 2.95m) This second substantial double bedroom has a window to the front elevation and fitted double wardrobe with sliding mirror fronted doors.

BEDROOM THREE

9' 8" x 7' 1" (2.95m x 2.16m) With a window to the rear elevation.

BATHROOM

9' 10" x 6' 10" (3m x 2.08m) Comprising a white three piece Roca suite which includes a WC, wash hand basin and panelled bath with tiled surround. A boiler cupboard houses the hot water cylinder and provides storage. Opaque window to the front elevation.

GARAGE

10' 0" x 8' 2" (3.05m x 2.49m)

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.

FODEN CLOSE







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ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

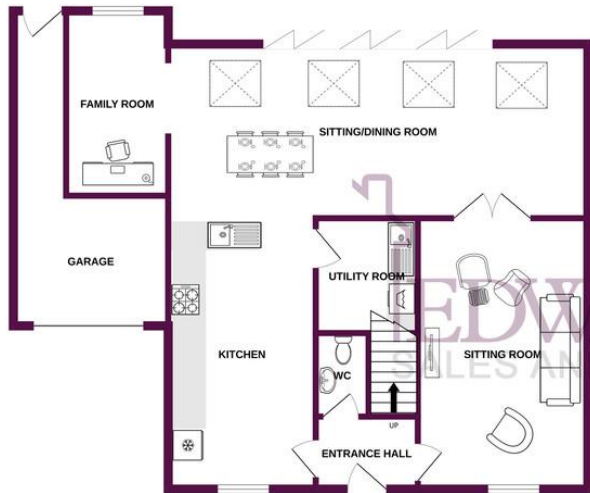
Council Tax – Band D

Viewings – By Appointment Only

Tenure – Freehold



GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.4 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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SALES AND LETTINGS

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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