

**SHELTHORPE AVENUE,
LOUGHBOROUGH LE11 2ND**

**OFFERS OVER £220,000
FREEHOLD**

A completely unique, bespoke home fitted throughout with quality Italian fixtures and fittings. Contemporary, industrial feel to include bare brick walls, stripped floors, exposed copper pipe work, designer radiators and dressing room and hotel quality shower room with marble sink. A one-off home with the 'wow factor'. Stunning rear garden, off-street parking and quiet residential setting. Book a viewing today!

EDWARDS
SALES AND LETTINGS

SHELTHORPE AVENUE

Charming uniquely stylish home | Bespoke Italian fittings | Quiet residential setting | Fabulous large private rear garden | 3 interior designed bedrooms | Contemporary stylish shower room | Off street parking for 2 cars | Practical outbuilding | Council tax band A | EPC Rating D



ENTRANCE HALL

Access to ground floor accommodation including kitchen/diner and lounge with stairs to first floor and storage for coats.

KITCHEN

16' 1" x 9' 6" (4.9m x 2.9m) Fitted to an high standard with a range of wall, base and drawer units and ample space for dining room table and chairs. PVCu windows to front, side and rear access and door to rear garden. Door to downstairs cloakroom.

LOUNGE

16' 1" x 9' 11" (4.9m x 3.02m) Generously proportioned with feel feature surround fire place. French doors to rear garden and PVCu window to front aspect.

CLOAKROOM

LANDING

BEDROOM ONE

10' 2" x 9' 7" (3.1m x 2.92m) Feature brick wall, laminate wood flooring, PVCu window to front aspect. Designer lighting.

BEDROOM TWO

13' 10" x 7' 9" (4.22m x 2.36m) Laminate wood flooring, PVCu window to front aspect.

BEDROOM THREE

8' x 7' 10" (2.44m x 2.39m) Currently displayed as bespoke luxury dressing room complete with undershelf lighting and

vanity mirror.

SHOWER ROOM

Italian fixtures and fittings to include designer shower screen and marble sink together with unique designer Italian copper piping radiator.

GARDEN

Fabulous private rear garden, mainly laid to lawn with entertaining areas both ends. Spacious out-building for useful storage area and off-street parking for at least two cars with further off-road parking in large residents only carpark.

GENERAL NOTES

Please contact Clare, Katie, Dominique or Rhys 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.

SHELTHORPE AVENUE







SHELTORPE AVENUE

ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

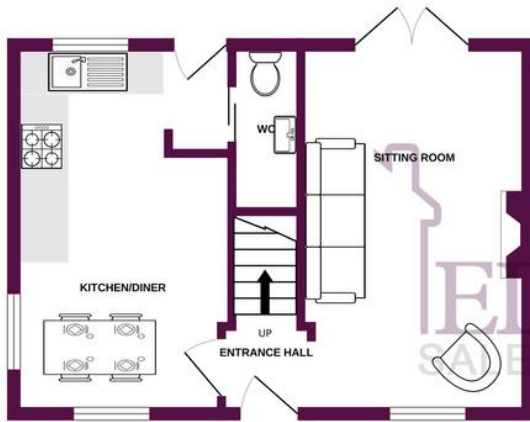
Council Tax – Band A

Viewings – By Appointment Only

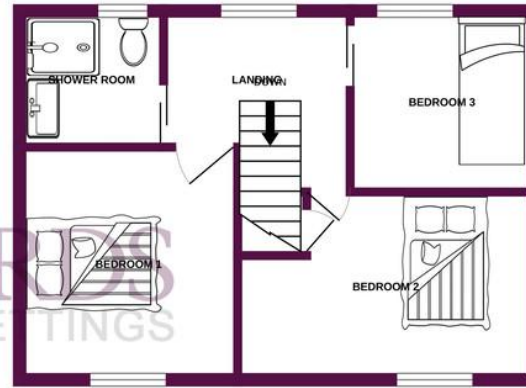
Tenure – Freehold



GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 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.
Made with Metropix ©2023

**EDWARDS**
SALES AND LETTINGS

arla |  propertymark

PROTECTED

naea |  propertymark

PROTECTED

OFFICE

38 Frederick Street
Loughborough
LE11 3BJ

01509 268208
info@helloedwards.co.uk
www.helloedwards.co.uk

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