

37 Haddon Way, Loughborough

£255,000 Freehold

Three double bedrooms; kitchenette, double bedroom/office space and W.C to the ground floor, open plan living dining kitchen to first floor and 2 further bedrooms and bathroom to top floor, as well as an integral garage.

Are you looking for a well-designed, versatile property with three double bedrooms? Then this is the property for you! Laid out with a kitchenette, double bedroom/office space and W.C to the ground floor, as well as an integral garage, the ground floor alone could easily act as a granny annexe or work-from-home studio.

The tasteful décor and intelligent design continues to the first floor, where a "U-Shaped" kitchen links to the colossal diner/lounge area, providing a feeling of interconnectivity. Daylight passes through the glazed French doors to the Juliet balconies, which grant views over the well-maintained rear garden and the communal green spaces that lie beyond the front driveway. The kitchen is tastefully fitted, and includes an integrated fridge, oven, dishwasher and hob.

Lesser properties would be considered complete by this point, but not one on Haddon Way! A second staircase links the first and topmost floors, and allows access to two more double bedrooms, as well as the well-equipped family bathroom. The master bedroom features built-in wardrobes, also housing a large en-suite shower room. Both bedrooms are well-served by large windows, with all three floors coming together to form the perfect home!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office 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.



Hallway

21' 0" x 3' 5" (6.40m x 1.04m)

Bedroom Three/Study

10' 0" x 8' 6" (3.06m x 2.59m)

Kitchenette

9' 8" x 6' 7" (2.94m x 2.01m)

Downstairs W.C

6' 4" x 2' 9" (1.92m x 0.85m)

Landing

Kitchen

9' 8" x 6' 7" (2.94m x 2.01m)

Living/Dining Room

26' 2" x 15' 7" (7.97m x 4.76m)

Second Floor Landing

Master Bedroom

11' 7" x 15' 7" (3.53m x 4.76m)

Master En-Suite

5' 2" x 8' 7" (1.57m x 2.61m)

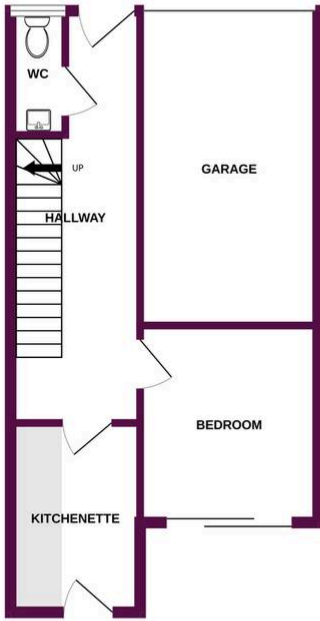
Bedroom Two

12' 0" x 8' 7" (3.66m x 2.61m)

Bathroom

6' 6" x 6' 8" (1.97m x 2.03m)

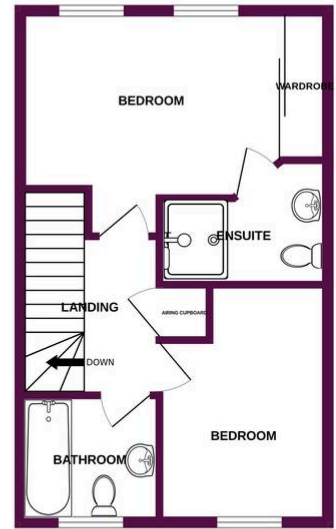
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



FIRST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



SECOND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.6 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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