



## 31 Cricket Lane, Loughborough

£700,000 Freehold

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The home is formed of a simply stunning L-shaped hallway with the staircase forming a delightful central feature. This hallway conveniently provides access to the property's plethora of accommodation, including the spacious interconnected lounge/dining room, which can be partitioned courtesy of the internal French-style glazed doors. This space is filled with light, in part due to the generously-sized bay window to the front of the home, yet also a consequence of the excellent patio doors positioned at the rear of the dining room. Onwards into the home lies the refitted kitchen; a vision in trendy sage green that benefits from high quality fittings, undercabinet lighting, integrated ovens and a fabulous built-in wine fridge. The kitchen also features an additional dining area taking advantage of the magnificent bow window overlooking the rear garden. A tri-fold door opens from the kitchen into the handy utility area, whilst the ground floor accommodation is completed by the convenient ground floor W.C. and the superb bay-fronted 16 foot family room.

The home continues to impress to the upper floor, which has been intelligently designed to ensure that all five of the bedrooms are capable of comfortably housing double or king-size beds with room to spare for furniture, and four of them are already equipped with tastefully-designed fitted wardrobes. The master bedroom houses a newly-refitted en-suite shower room, whilst the remaining rooms are served by the upgraded and immaculately maintained family bathroom, featuring a bath with shower over, wash basin and W.C.

Externally, the property is served by a stellar detached double garage to the front, alongside a sizeable multi-car driveway and front lawn, however the rear garden is the true showstopper. Formed of a sublime spacious patio, exceptional rear lawn, well-designed beds for planting, and a second smaller patio to act as a dining area. The garden backs on to farmed fields, ensuring total privacy within the home.

Located on the forest side of town and lying within Holywell catchment area, Cricket Lane is well connected, despite its quiet position. Loughborough town centre is just a short drive away, ensuring that shops and amenities are never out of reach.

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 license 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.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B



**Entrance hall**

15' 10" x 10' 6" (4.83m x 3.20m)

**Downstairs W.C.**

**Lounge**

18' 11" x 10' 8" (5.77m x 3.25m)

**Dining room**

12' 2" x 9' 8" (3.71m x 2.95m)

**Family room**

16' 9" x 12' 8" (5.11m x 3.86m)

**Kitchen/diner**

24' 8" x 8' 9" (7.52m x 2.67m)

**Utility room**

7' 11" x 5' 9" (2.41m x 1.75m)



#### **Landing**

#### **Master bedroom**

14' 3" x 11' 10" (4.34m x 3.61m)

#### **En-suite**

#### **Bedroom two**

15' 5" x 9' 5" (4.70m x 2.87m)

#### **Bedroom three**

12' 0" x 9' 1" (3.66m x 2.77m)

#### **Bedroom four**

11' 4" x 9' 2" (3.45m x 2.79m)

#### **Bedroom five**

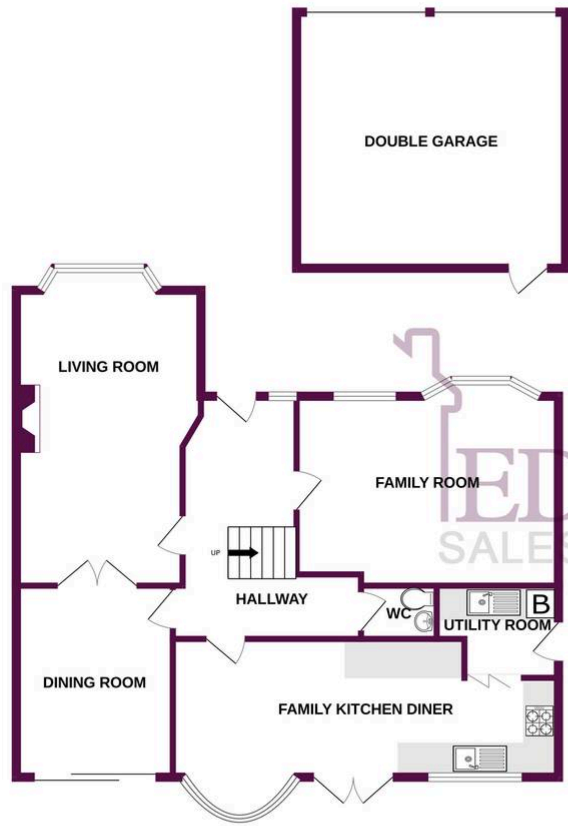
11' 5" x 8' 2" (3.48m x 2.49m)

#### **Family bathroom**

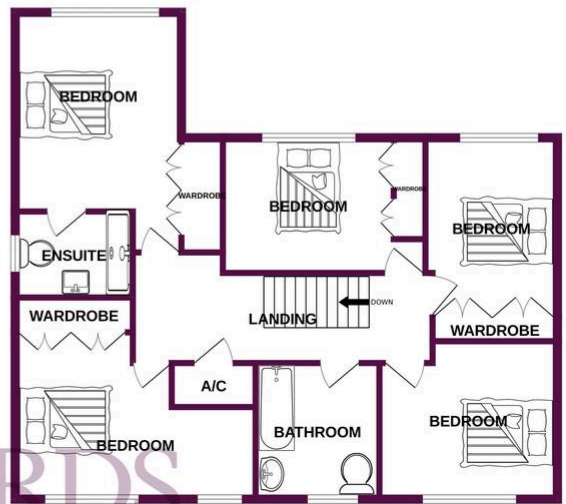
#### **Double garage**

17' 1" x 16' 3" (5.21m x 4.95m)

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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