

## 8 Walnut Road, Loughborough

£285,000 Freehold

Wow! Three bedrooms to the main home, a separate one-bed annexe, a three-car driveway and an enhanced loft space; this property on Walnut Road is truly something special.

Wow! Three bedrooms to the main home, a separate one-bed annexe, a three-car driveway and an enhanced loft space; this property on Walnut Road is truly something special.

The property initially opens into an entrance hall, which is spacious and conveniently provides access to both the living room and the kitchen, as well as the upper floor via a flight of stairs. The living room is superb, over seventeen feet in width, with a large window looking out to the front garden. This generous space is filled with warmth and light, ensuring it is ideal for gatherings and social events, as well as enjoying a quiet evening at home.

The ground floor also houses the superb recently re-fitted kitchen; the kitchen is well-sized, and benefits from modern cabinetry, an integrated electric oven with induction hob above, whilst the breakfast bar acts as an excellent space to enjoy a tasty meal.

The first floor of the property consists of the landing, two spacious double bedrooms, a third single bedroom, as well as a well-equipped family bathroom, fitted just three years ago. The two larger bedrooms benefit from generous built-in wardrobes, whilst the property has been enhanced further with the addition of a fitted shipladder staircase leading to the loft. The loft has been fitted with plasterboard to the walls and ceiling, opening the door for full conversion in future.

Externally, the property is served by a driveway with room for three cars, a tidy front garden, and a fantastic rear garden, benefitting from a generous plot and workshop to the rear. The final major upgrade to the home comes in the form of the rear annexe; a superb space functioning as an open plan lounge, bedroom and kitchen, with an enclosed shower room. The annexe runs on a separate electrical system to the main home, both of which were rewired five years ago, and also benefits from a separate boiler to the main home, installed three years ago.

Council Tax band: B

Tenure: Freehold

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.



**Hallway**

14' 4" x 5' 11" (4.37m x 1.80m)

**Living and Dining Room**

13' 1" x 17' 11" (3.99m x 5.46m)

**Kitchen**

11' 3" x 11' 7" (3.42m x 3.52m)

**Landing**

**Bedroom One**

13' 3" x 9' 11" (4.03m x 3.01m)

**Bedroom Two**

11' 4" x 9' 11" (3.45m x 3.01m)

**Bedroom Three**

10' 1" x 7' 8" (3.08m x 2.34m)

**Bathroom**

6' 4" x 7' 7" (1.93m x 2.32m)

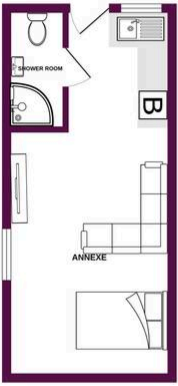
**Loft Room**

**Annexe Kitchen and Living Space**

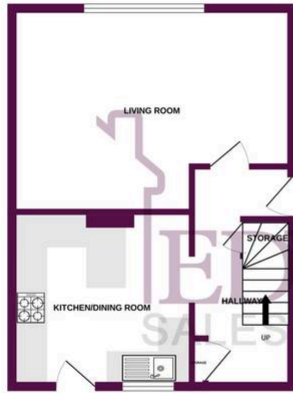
23' 9" x 10' 8" (7.25m x 3.25m)

**Annexe Shower Room**

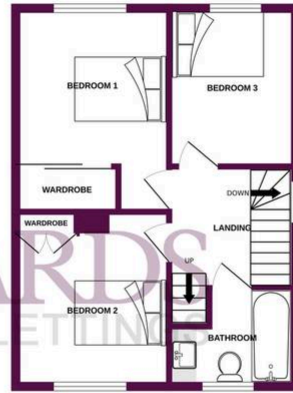
ANNEXE  
253 sq.ft. (23.5 sq.m.) approx.



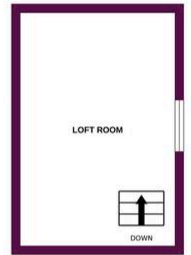
GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



2ND FLOOR  
164 sq.ft. (15.2 sq.m.) approx.



TOTAL FLOOR AREA : 1288 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.  
Made with Metropix ©2024