



37 Hailey Avenue, Loughborough

£290,000 Freehold

Three large bedrooms, a superb cul-de-sac location and an ingenious rear extension; this exceptional home on Loughborough's Hailey Avenue is bound to impress!

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The home consists of an excellent entrance hallway, which provides access to the superb 23ft living room; an ideal space to host visitors or relax on a quiet evening. Onwards lies the separate dining room, which interconnects with the exceptionally sized kitchen, benefitting from tasteful cabinetry, an integrated electric oven and hob, and space for all the usual appliances.

The ground floor continues with the provision of a spacious shower room, accessed via the rear lobby, whilst the accommodation is completed by a well-proportioned conservatory at the rear of the living room, which benefits from patio doors opening out onto the private rear garden.

The upper floor of the property consists of three large bedrooms, the master of which benefits from superb built-in wardrobes and a charming outlook to the rear. The accommodation is completed by the master bathroom, which is equipped with excellent fittings throughout.

Externally, the property benefits from a two car driveway, as well as a single garage forming part of a detached block of two. The rear of the plot is formed of a large rear garden, ideal for keen gardeners or families alike, benefitting from a large patio area, as well as flower beds.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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

Living Room

23' 0" x 11' 3" (7.02m x 3.43m)

Dining Room

11' 9" x 9' 9" (3.59m x 2.98m)

Kitchen

14' 6" x 9' 9" (4.43m x 2.98m)

Conservatory

7' 6" x 10' 0" (2.28m x 3.06m)

Ground Floor Shower Room

Landing

Bedroom One

11' 9" x 11' 4" (3.58m x 3.45m)

Bedroom Two

10' 11" x 13' 0" (3.33m x 3.96m)

Bedroom Three

10' 11" x 10' 2" (3.33m x 3.10m)

Bathroom

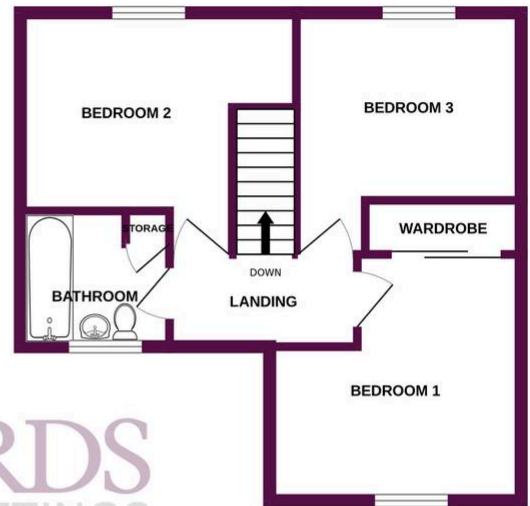
Garage



GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 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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