



17 Croome Close, Loughborough

£375,000 Freehold

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Every element of this superb home has been improved, as is apparent immediately upon entry to the property via the brand new external door, into a beautifully appointed hallway with high-quality recently-installed internal door fittings. The hallway provides access to each of the home's internal rooms, beginning with the beautiful bay-fronted lounge, measuring almost fifteen feet in length. The bungalow's kitchen has again benefitted from improvement, with sleek modern fittings, built-in double oven and an integrated washing machine, as well as charming purple tiling and Amtico flooring.

Onwards within the home lie two bedrooms, both of which will comfortably house double beds, with the master also benefitting from dual aspect windows, ensuring the space remains light throughout the day. Finally, the internal accommodation is completed by the superb re-fitted bathroom, equipped with a full-length bath, brand new fittings and built-in cabinetry.

Externally, the property is extremely well-served, with the front of the plot formed of a spacious block-paved driveway, as well as a handy detached garage to the side. The true show-stopper is the rear garden, a beautifully landscaped and exceptionally spacious plot, which benefits from tasteful rear decking, a fantastic permanent summerhouse with electrical connection, raised flower beds and a further block-paved rear patio.

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.

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Hallway

8' 1" x 14' 5" (2.46m x 4.40m)

Kitchen

12' 0" x 9' 11" (3.66m x 3.03m)

Living Room

14' 11" x 13' 11" (4.55m x 4.25m)

Master Bedroom

13' 11" x 9' 11" (4.23m x 3.01m)

Bedroom Two

9' 11" x 10' 0" (3.01m x 3.04m)

Bathroom

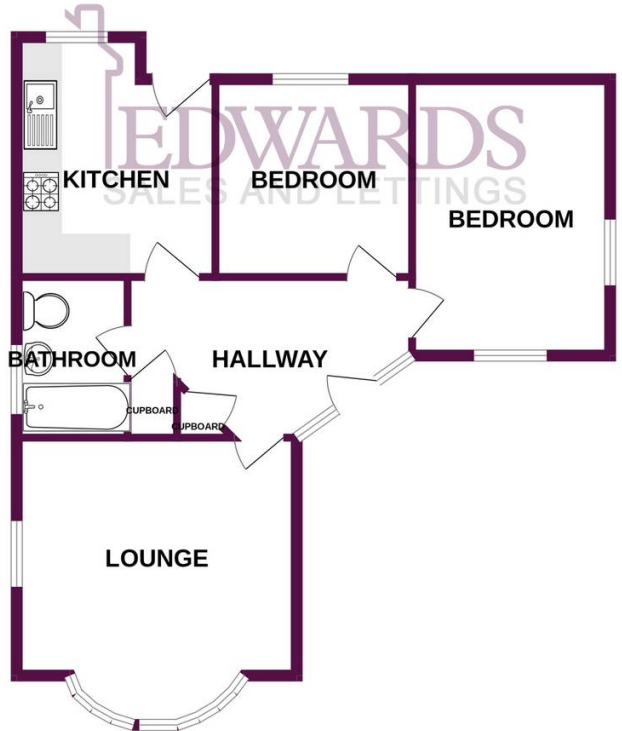
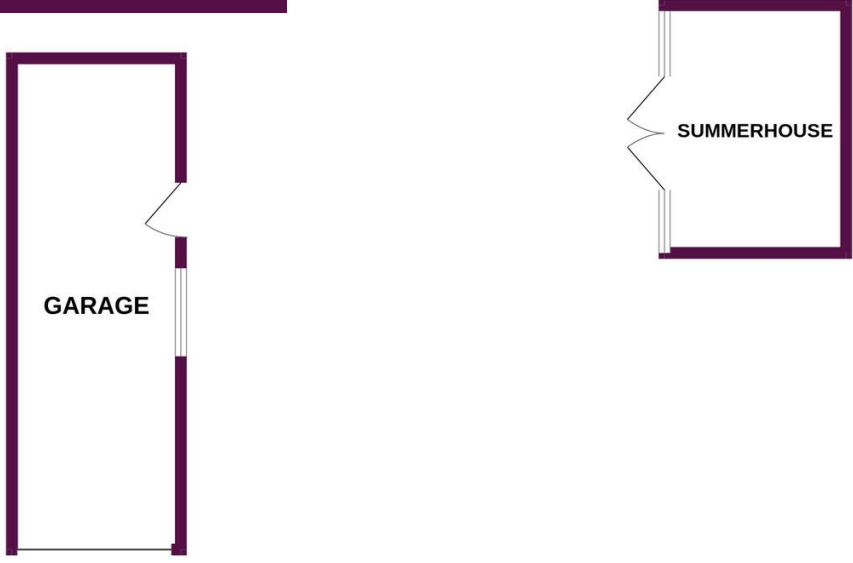
8' 1" x 5' 6" (2.47m x 1.67m)

Summerhouse

12' 5" x 9' 1" (3.78m x 2.77m)

Garage

24' 7" x 8' 2" (7.49m x 2.50m)



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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