



113 Buckingham Drive, Loughborough

£260,000 Freehold

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This stellar home has been sensibly designed throughout, with an entrance formed of an initial hallway leading to a superbly sized living room. This generous space, measuring almost four metres in length, benefits from a feature window to the front elevation, whilst also providing access to the kitchen via internal French doors. The kitchen is again sizeable, capable of housing a large dining table, and has been equipped with tasteful cabinetry. An integrated oven is a welcome convenience, as is the gas hob above, whilst there is space for a freestanding washing machine and fridge/freezer.

The upper floor of the property houses three well-sized bedrooms, and is also home to the family bathroom, a well-equipped space benefitting from a large corner bathtub with shower above, stylish sink and a W.C.

A truly memorable attribute of the property is the plot; the home benefits from a front garden as well as an extensive multi-car driveway to the side, leading to the garage. The scene-stealer is, of course, the rear garden; well-maintained by the current owners and featuring a large permanent timber-built summerhouse, complete with lighting and electrical sockets.

Buckingham Drive is well located, sited within walking distance of Morrisons and Jubilee Park, whilst the town centre is only a short trip away. The M1 and A6 are both readily accessible, ensuring that journeys beyond the town are a breeze.

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.

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Hallway

Living Room

13' 0" x 10' 11" (3.95m x 3.34m)

Kitchen/Dining Room

11' 7" x 14' 0" (3.53m x 4.27m)

Landing

Bedroom One

8' 6" x 10' 11" (2.58m x 3.32m)

Bedroom Two

9' 3" x 8' 4" (2.83m x 2.55m)

Bedroom Three

9' 4" x 5' 4" (2.84m x 1.63m)

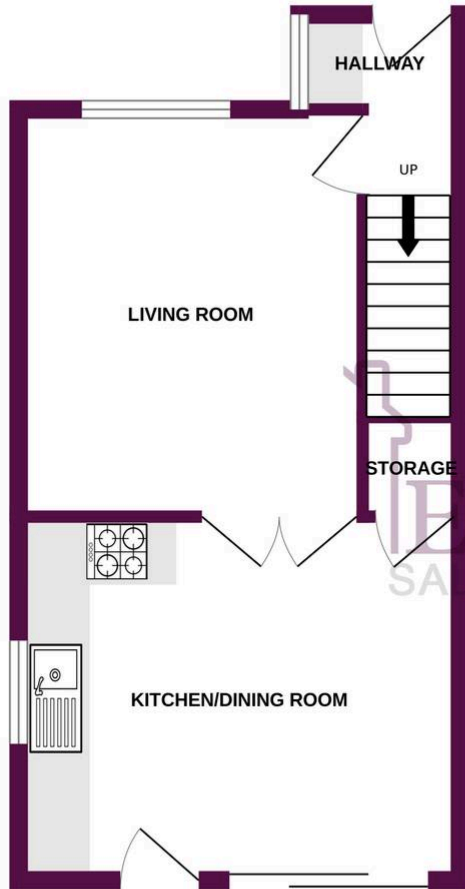
Bathroom

6' 7" x 7' 11" (2.01m x 2.41m)

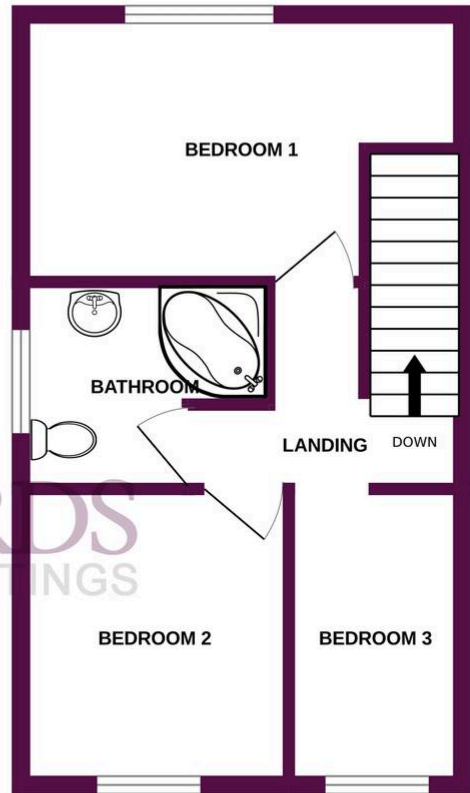
Summerhouse

Garage

GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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