



EDWARDS
SALES AND LETTINGS



139 Maxwell Drive, Loughborough

£325,000 Freehold

A delightful and spacious four bedroom family home situated on a popular development on the outskirts of Loughborough, with modern and contemporary living space at its finest spread over two floors, complete with garage, off road parking for 2 cars and a lovely low maintenance rear back garden.

A delightful and spacious four bedroom family home situated on a popular development on the outskirts of Loughborough, a stone's throw from Stonebow Primary School with Pear Tree Lane and Jubilee Parks on your doorstep. Modern and contemporary living space at its finest spread over two floors, complete with garage, off road parking for 2 cars and a lovely low maintenance rear back garden.

On the ground floor there is a separate w.c., lounge to front and L-shaped kitchen diner to rear with French doors leading out on to the garden. Upstairs there are four bedrooms; three being doubles and one single, master with ensuite shower room and dressing area.

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Living room

17' 0" x 10' 8" (5.18m x 3.25m)

Kitchen diner

18' 5" x 13' 2" (5.61m x 4.01m)

Bedroom one

10' 8" x 9' 10" (3.25m x 3.00m)

Ensuite

Dressing room

Bedroom two

11' 7" x 9' 5" (3.53m x 2.87m)

Bedroom three

14' 8" x 9' 0" (4.47m x 2.74m)

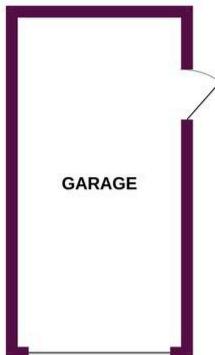
Bedroom four

8' 4" x 7' 2" (2.54m x 2.18m)

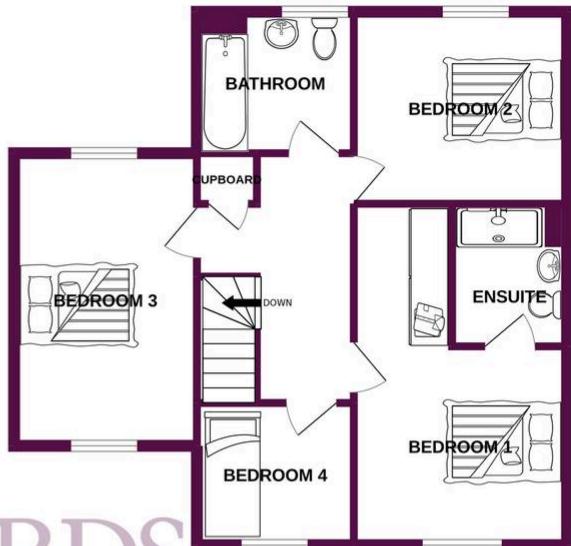
Family bathroom



GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1391 sq.ft. (129.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, the 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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