



Naylor Avenue, Loughborough

£285,000 Freehold

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After entering the home via the ever-convenient porch, the property greets you with a generously proportioned entrance hallway, equipped with luxurious fitted flooring, as well as upgraded oak internal doors and a modern balustrade. The improvements continue in the lounge, a bright room with a large window, which now features a tasteful electric fireplace, as well as fabulous French doors to the dining area.

The combined kitchen and dining room are a true scene-stealer, with a freshly-installed shaker-style kitchen, which benefits from high-quality fittings, an integrated electric oven with built-in gas hob, a fantastic glass splashback, an integrated dishwasher and a continuation of the same fantastic flooring fitted in the hallway. The dining area is capable of housing a sizeable table, whilst also benefitting from the fantastic in-built breakfast bar. Further French doors open into the rear garden, beautifully connecting the two spaces.

The upper floor of this remarkable property is equally impressive, with three double bedrooms, the master of which contains newly-installed built-in wardrobes of notable quality, whilst all three feature large windows, as well as the modern fitted doors mentioned previously. The second bedroom overlooks the rear garden, with views overlooking Charnwood Water. The highlight of the upper floor is the comprehensively overhauled bathroom, containing a brand-new L-shaped bathtub with shower above, modern tiling, as well as a high end sink and W.C.

Externally, the home is served by a single-car driveway to the front, although multiple cars can park in tandem once the gates are open. Both of the gardens are low maintenance, with the front garden formed of a tidy lawn and a small bark chip flowerbed, whilst the rear features a patio area as well as decking, a large lawn and further bark chip flowerbeds to the side.

Naylor Avenue is well-located, with Loughborough High School, Loughborough Grammar School and Beacon Academy all sited within walking distance. The nearby A6 provides excellent commuter links, whilst the town centre is just minutes away. Even closer lies Charnwood Water, which is ideal for nature lovers, dog walkers and joggers. This brilliant cul-de-sac could most certainly house your next home!

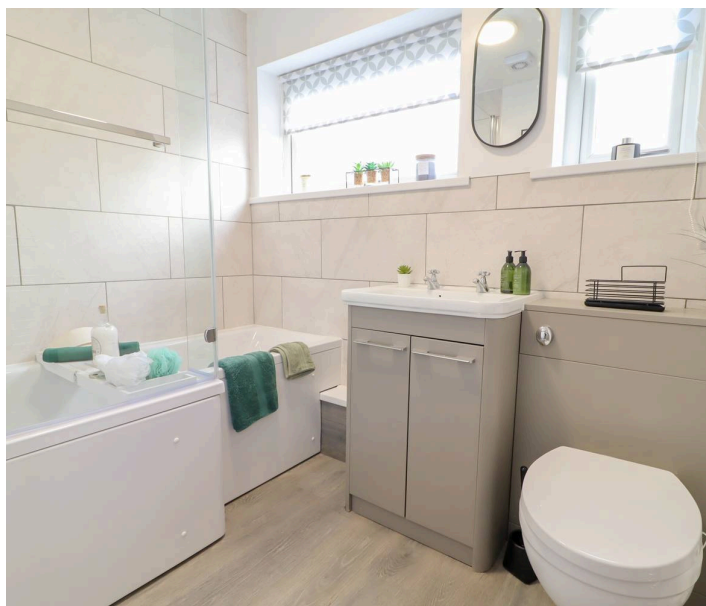
Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and 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, Moss Solicitors, Idyll Mortgages and/or Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser 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: C

Tenure: Freehold



Porch

Hallway

10' 8" x 5' 11" (3.25m x 1.81m)

Living Room

13' 10" x 11' 5" (4.21m x 3.47m)

Kitchen/Dining Room

9' 7" x 17' 9" (2.92m x 5.41m)

Landing

Bedroom One

13' 5" x 11' 11" (4.08m x 3.62m)

Max measurements

Bedroom Two

10' 0" x 11' 10" (3.05m x 3.61m)

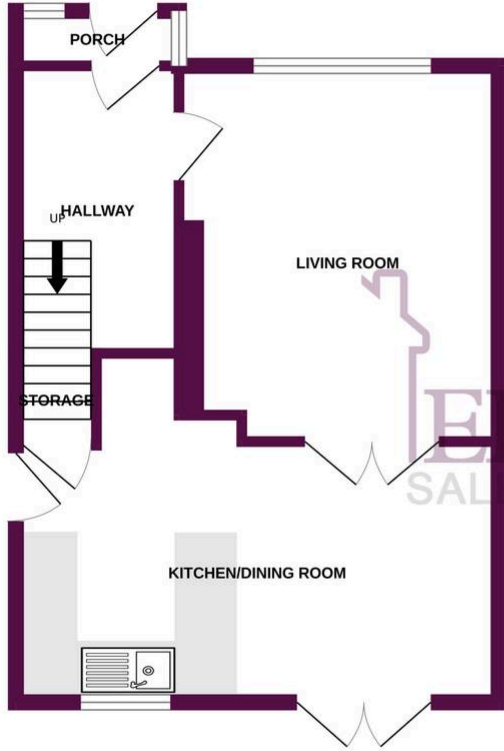
Bedroom Three

8' 3" x 8' 1" (2.51m x 2.46m)

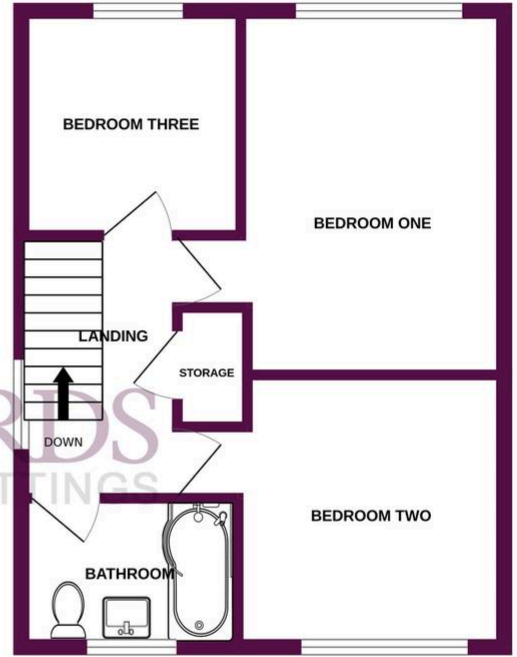
Bathroom

5' 6" x 8' 0" (1.67m x 2.43m)

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



FIRST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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.
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