

Alexanders



Aitken Way
Loughborough



Aitken Way

Loughborough

- No upward chain
- A beautifully maintained semi-detached home
- Three bedrooms and two bathrooms
- Off-road parking and single garage
- Delightful lawned rear gardens
- Sought-after Grange Park development
- Contemporary kitchen/breakfast room
- Remainder of the NHBC warranty
- EPC Rating C

General Description

Alexanders of Loughborough offer to the market with NO UPWARD CHAIN this immaculate three bedroom semi-detached home constructed in 2014 by Messrs Jelson Homes on the popular Grange Park development.

Within close proximity are lovely country walks and a range of local shops, good schooling and wider amenities. Access to Loughborough town centre and the city of Leicester is also easy for commuters, and the Charnwood Forest is a short drive away.

The property is sold with the remainder of its' 10 year NHBC guarantee, and has been maintained to an excellent standard by the current owner from new. Internally expect to find generous and well appointed living space extending to 862 sq ft across two floors, comprising in brief: Entrance hall, w.c, fully fitted kitchen/breakfast room and a generous lounge with dining space, large storage cupboard, and direct garden access. Upstairs are three bedrooms and a family bathroom, as well as an airing cupboard. The principal bedroom affords en-suite facilities.

The property occupies a good plot, set back and elevated from the road with low maintenance front gardens. To the rear are large lawned rear gardens with a seating terrace, and a lockable gated access to the parking area at the rear. There is a garage with up and over door and private parking in front in the parking area.

Viewing via the sole selling agent, Alexanders of Loughborough (01509) 642196. Virtual viewing available.



Accommodation

Entrance Hall

Kitchen/Breakfast Room

12' x 9'7 (3.66m x 2.92m)

Lounge/Diner

16'10 x 12'8 (5.13m x 3.86m)

WC

First Floor

Bedroom One

12'1 x 9'6 (3.68m x 2.90m)

En Suite

Bedroom Two

9'6 x 7'6 (2.90m x 2.29m)

Bedroom Three

9'3 x 7' (2.82m x 2.13m)

Bathroom

6'11 x 6' (2.11m x 1.83m)

Tenure

Freehold.

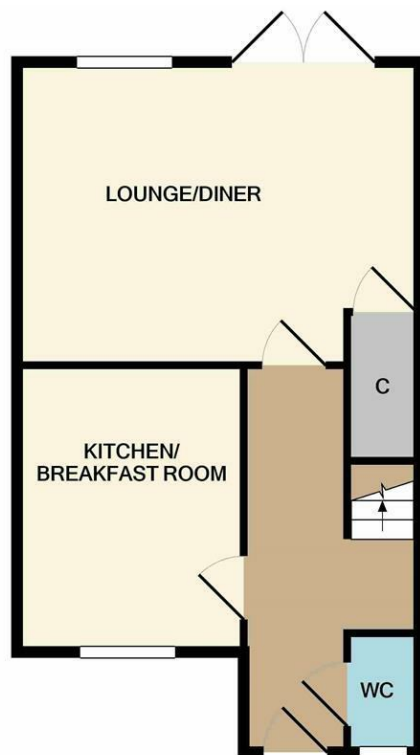
Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band C.

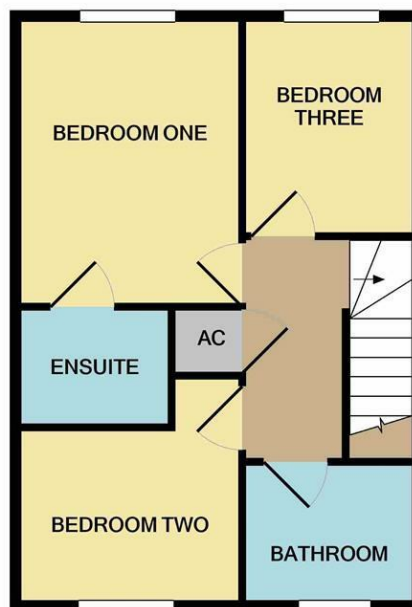
Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.





GROUND FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 862 SQ.FT. (80.1 SQ.M.)

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

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.

Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.



Viewing by appointment only

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