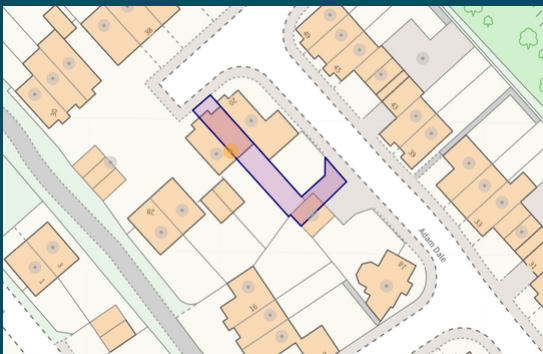




22 Adam Dale, Loughborough, Leicestershire, LE113HD

MOORE
& YORK



Property at a glance:

- Modern Mid-Townhouse
- Well Appointed & Presented
- Modern/Neutral Decor
- Driveway and Garage
- Upvc Double Glazed
- Enclosed Low Maintenance Garden
- Walking Distance to Town Centre
- Close To University
- Three Bedrooms & Bathroom
- Master Dressing Room & En-suite

£265,000 Freehold



This spacious modern home is set within a popular development ideally located within easy walking distance of both the town centre and the university campus and offers centrally heated and Upvc glazed, well presented and most importantly; recently neutrally re-decorated living spaces over three floors with driveway and single garage to include: hall, lounge, re-fitted kitchen diner, large double bedroom and single bedroom with family bathroom adjacent to the first floor with the entire top floor given over to the luxurious master bedroom/dressing room and en-suite!

LOUGHBROUGH

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

The town also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities, a wealth of employers and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

ENERGY PERFORMANCE RATING

The property has an EPC rating of 'C' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.





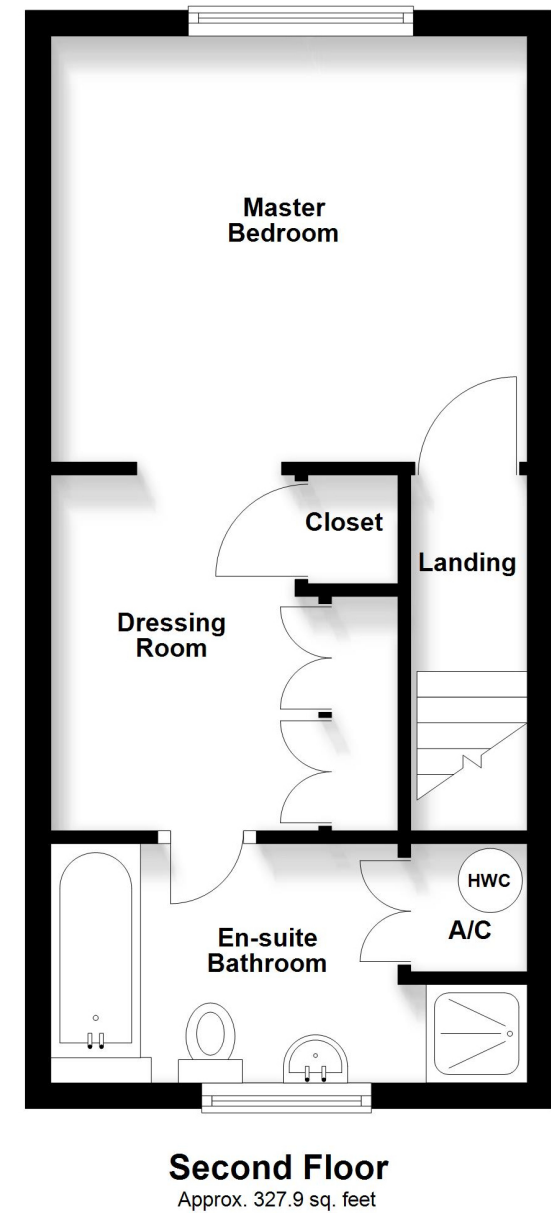
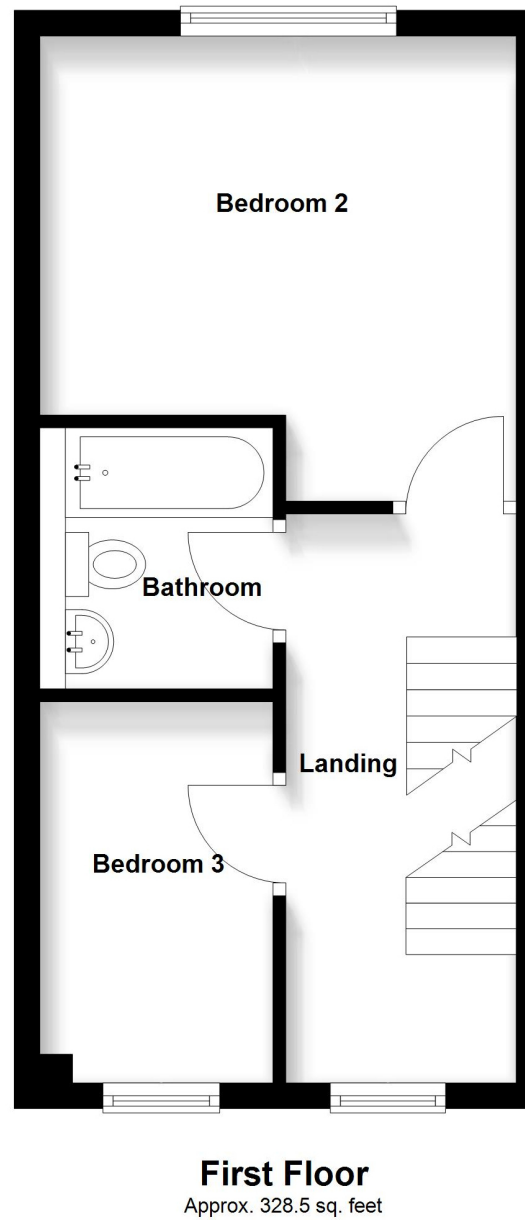
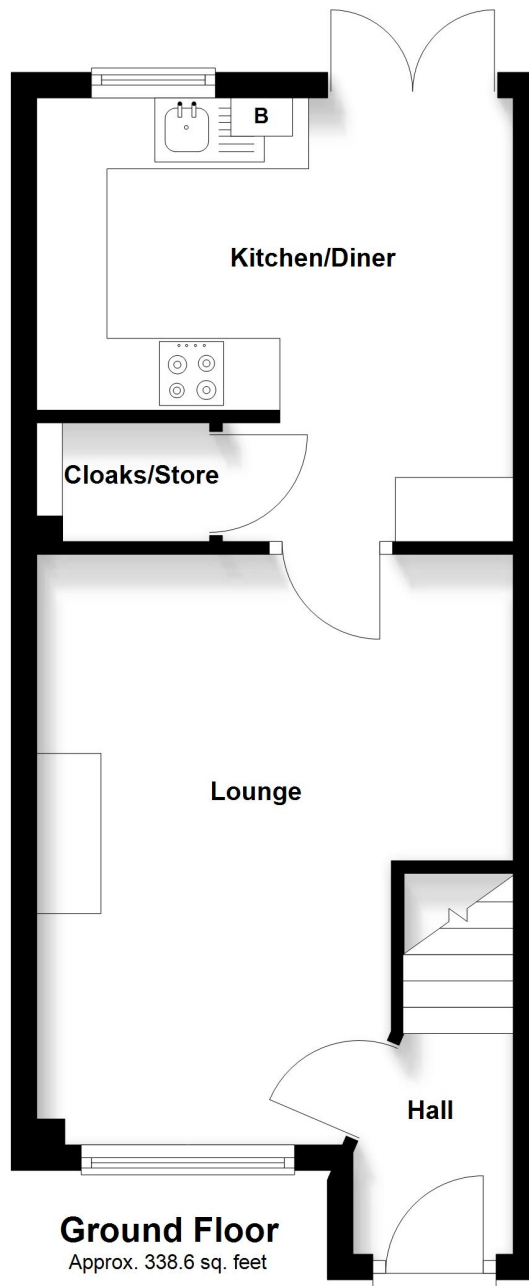








Total area: approx. 995.0 sq. feet



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

