



3 Haddon Way, Loughborough, Leicestershire, LE112UE

MOORE
& YORK



Property at a glance:

- Three storey modern home
- Three/four bedrooms
- Open plan dining/study space
- First floor lounge
- Fitted kitchen
- Utility room to ground floor
- En-suite to master bedroom
- Shower room and family bathroom
- Rear garden
- Off road parking
- Situated close to popular schooling and countryside walks

£250,000 Freehold



Situated in this desirable location close to highly sought after local schooling and within easy reach of the town centre and countryside walks, this three storey property is extremely spacious and well presented throughout and offers modern, double glazed and gas centrally heated accommodation to include three/four bedrooms, open-plan dining/study space, fitted kitchen, lounge to the first floor, utility/kitchenette on the ground floor, en-suite, family bathroom and shower room, lovely rear garden and off road parking. VACANT POSSESSION MAY 2024.

GENERAL INFORMATION

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

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

EPC RATING

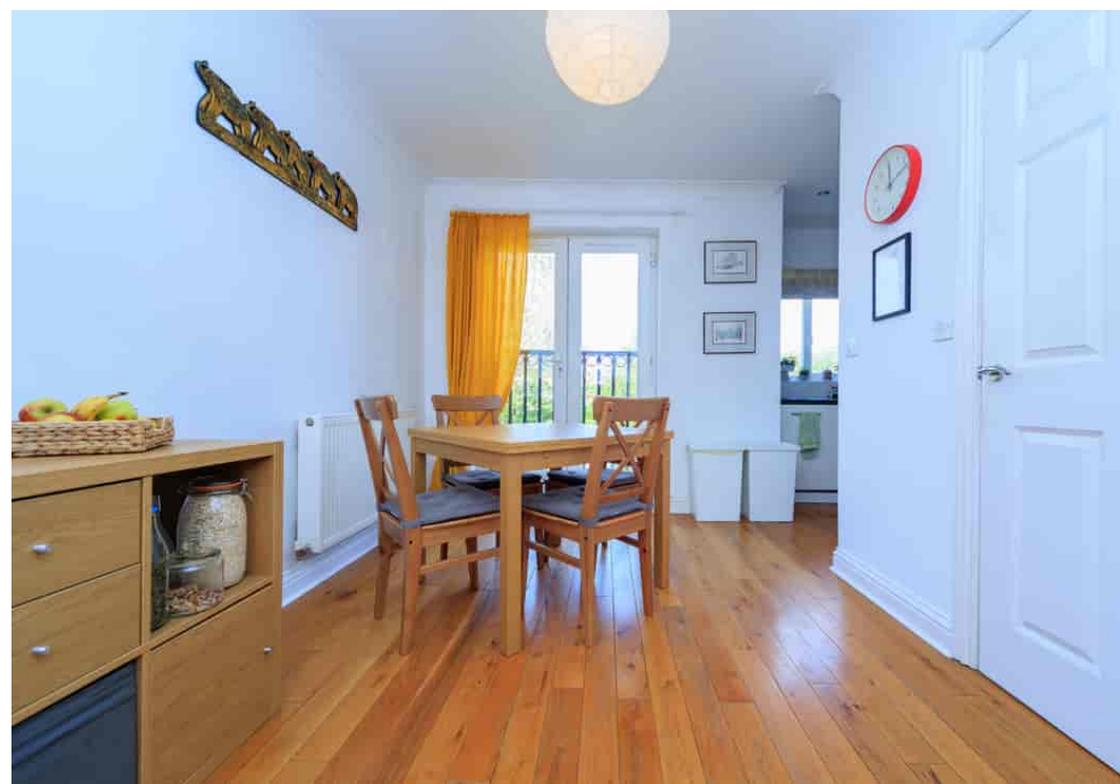
We are awaiting the EPC for this property.

FRONTAGE

The frontage is laid to a tarmac driveway providing off road parking for two vehicles with a raised reception area laid to slabbing, canopy porch, outside lighting and a composite door leading internally to:

ENTRANCE HALL

6.10m x 1.02m (20' 0" x 3' 4") With an initial matwell space and otherwise ceramic tiled flooring, central heating radiator, ceiling down-lights, coving and door and stairwell leading off to the first and second floor accommodation having useful storage beneath, further doors give access to:





GROUND FLOOR SHOWER ROOM

2.85m x 0.87m (9' 4" x 2' 10") Having a fully tiled shower cubicle with thermostatic shower, wall mounted wash basin with tiled splash-back, close coupled WC, central heating radiator, flooring to match the hall, down-lights, extractor and obscure UPVC double glazed window to the front elevation.

UTILITY/KITCHENETTE

2.69m x 2m (8' 10" x 6' 7") With tiling to match the hall, the kitchen space has room for a washing machine, fridge/freezer, plentiful

storage, work-surface with stainless steel sink, drainer and mixer. concealed Glow-work central heating boiler, breakfast bar, central heating radiator, ceiling down-lights, extractor fan and composite door with double glazed obscure window inset to the rear elevation. A good sized room with plenty of space for the addition of a small stove to create full kitchenette usage if required.

BEDROOM THREE

3.20m x 2.59m (10' 6" x 8' 6") With tiled floor, central heating radiator, ceiling light point and

UPVC double glazed french doors leading into the garden. Currently used as a third bedroom but could equally be used as a home office, snug/sitting room or a host of other uses.

BEDROOM FOUR/RECEPTION ROOM

4.65m x 2.52m (15' 3" x 8' 3") Having almost full width UPVC double glazed window to the front, central heating radiator and ceiling light point. The utility meters are situated in a built in cupboard off.

BUYERS NOTE

As the ground floor has a ground floor shower room, two good sized double rooms which could be used as reception space or bedrooms plus a kitchenette, the space could be used as a virtually self contained apartment if such usage is desired.

FIRST FLOOR ACCOMMODATION

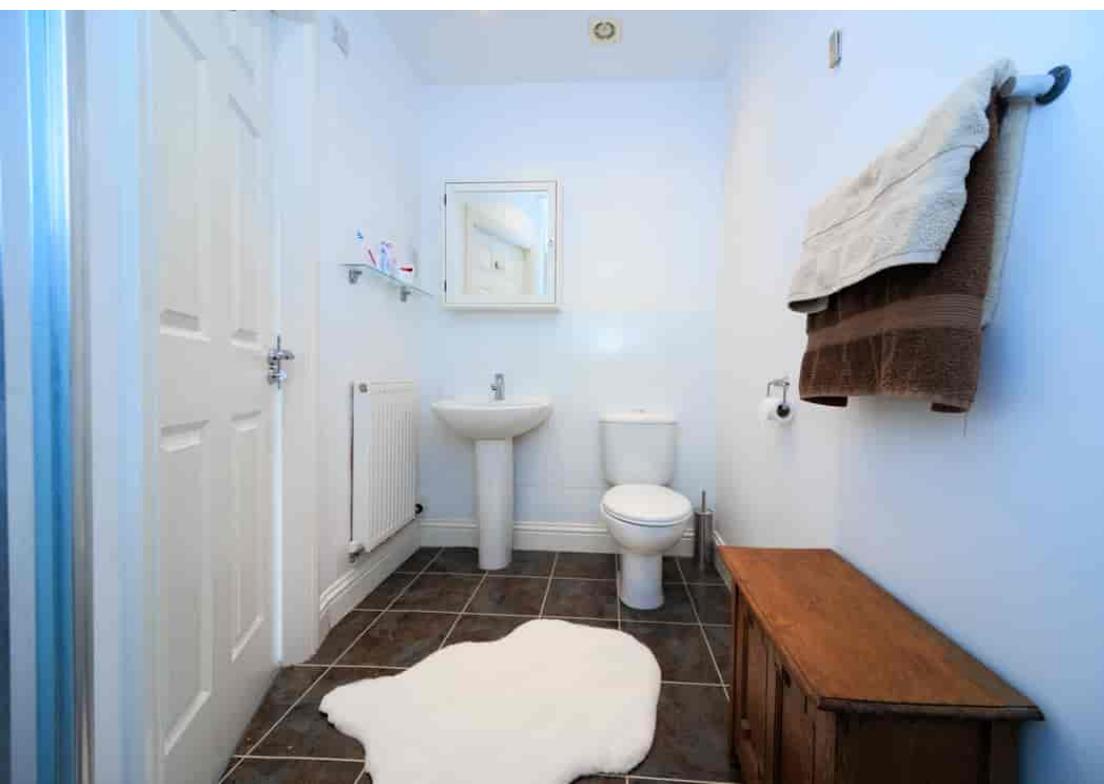
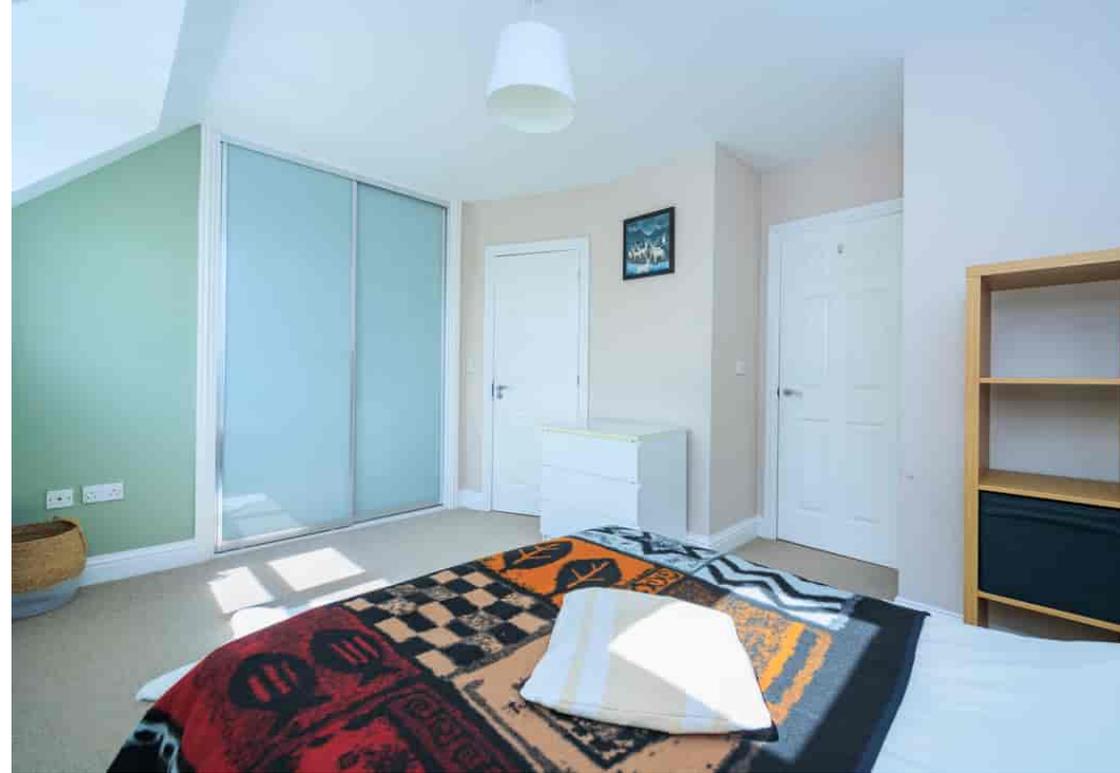
Having an additional staircase to the second floor with central heating radiator, ceiling down-lights and smoke alarm and a door at the side gives access off to:

DINING AREA

5.11m x 2.57m (16' 9" x 8' 5") Combined with the study/reading space, this room is a generous space and could split into two distinct areas, one being a dining space and the other being a fantastic semi open plan home office space with double doors to the lounge. Having stripped floorboards throughout which continue through the kitchen and living spaces, coved ceiling with two pendant light points, double panelled central heating radiator and UPVC french doors with wrought iron Juliette balcony overlooking the rear garden.









KITCHEN AREA

2.13m x 2.69m (7' 0" x 8' 10") With integrated dishwasher, ample storage, integrated Smeg electric fan oven and fridge, plentiful drawers and display cabinets, four ring gas hob with Neff brushed steel extractor and wine rack, dado height tiling, ample work-surface space, one and a quarter bowl sink with drainer and mixer in brushed steel finish, UPVC double glazed window overlooking the rear garden.

LOUNGE

4.73m x 2.78m (15' 6" x 9' 1") A fantastic sunny room with feature fireplace, UPVC double glazed window and french doors with wrought iron Juliette balcony to the front elevation overlooking the green space to the quadrangle, double panelled radiator, coved ceiling and pendant light point.

SECOND FLOOR LANDING

Having balustrade matching the middle floor, down-lights and smoke alarm, airing cupboard off containing the Boilermate thermal storage cylinder and further doors give access give off to the following four rooms:



MASTER BEDROOM

4.06m x 2.79m (13' 4" x 9' 2") Plus depth of built in wardrobes which fill the end wall of the room and having two sliding opaque glazed doors for access plus internal shelving and hanging rail. The room has a pendant light point, central heating radiator, UPVC double glazed part dormer window to the front elevation and adjacent, a double glazed velux sky-light window allowing natural light. A door leads off to:

EN-SUITE

2.59m x 1.60m (8' 6" x 5' 3") Having a three piece suite including double shower cubicle with full height tiling and thermostatic shower unit, pedestal wash basin with mono-block mixer and close coupled WC with dual push button flush, central heating radiator, dado height tiling to parts, down-lights and extractor fan to the ceiling and slate tile effect flooring.

BEDROOM TWO

3.67m x 2.61m (12' 0" x 8' 7") With pendant light point and loft access hatch, central heating radiator and UPVC double glazed part dormer window to the rear elevation affording a pleasant



view to the garden and green space beyond.

FAMILY BATHROOM

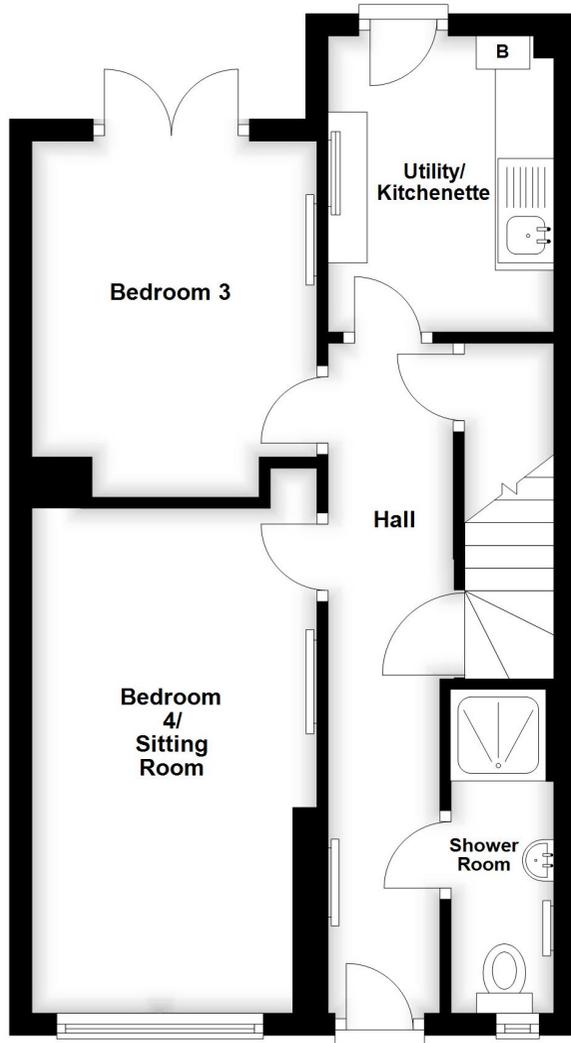
2.10m x 2m (6' 11" x 6' 7") Having three piece suite comprising panelled bath with mixer tap, dado height tiling, close coupled WC with push button flush and pedestal wash basin with remote plug and mixer tap, dado height tiling to surround. Central heating radiator, ceramic tiled effect floor, down-lights and extractor fan plus double glazed velux sky-light window to the rear elevation.

REAR GARDEN

The rear garden is accessed by way of an entryway along the rear of the plot with the garden itself having a paved patio with space to side for a timber shed and then being laid to lawn with shrubs and planting and fencing to the boundaries. Also having an un-overlooked aspect to the rear and covered outdoor socket.

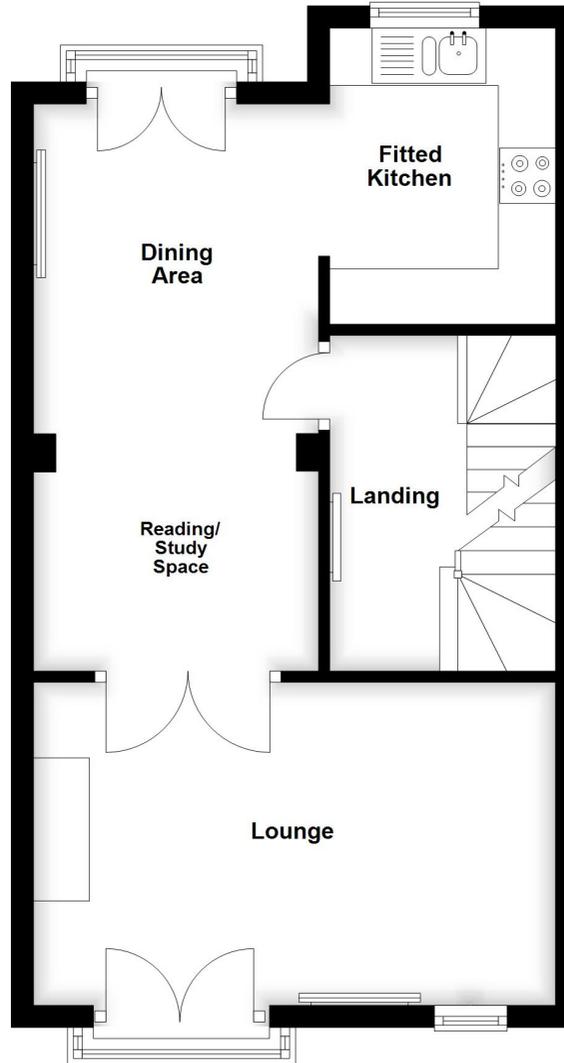
Ground Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



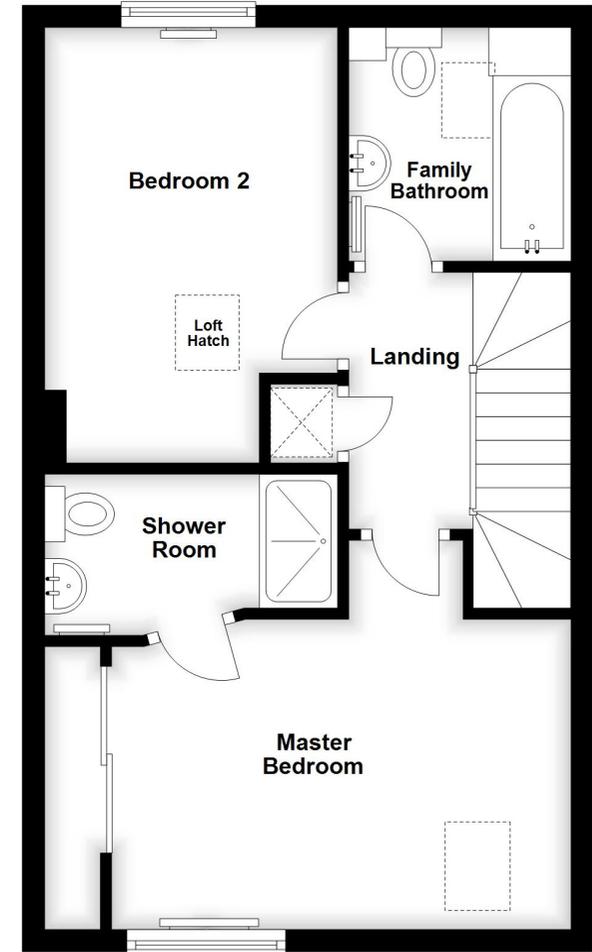
First Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



Second Floor

Approx. 38.5 sq. metres (414.0 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

