



47 Haddon Way, Loughborough

Leicestershire, LE112UE

MOORE
& YORK



Property at a glance:

- Three storey modern home
- Three double bedrooms
- Open plan lounge/dining room
- Modern re-fitted kitchen
- Bathroom and two shower rooms
- Driveway and integral garage
- Sunny garden to rear
- Well presented throughout
- Close to sought after schools
- Countryside walks close by.

£260,000 Freehold



A spacious and well presented three double bedroom home in this extremely popular location within easy reach of desirable primary and secondary school catchments and scenic countryside walks in the Outwoods and Charnwood Forest. The property is double glazed and centrally heated with three levels of living space also including a large open plan living and dining space with dual aspect, modern re-fitted kitchen, utility room and three bathrooms all with contemporary decor and with sunny gardens, driveway space and integrated garage.

LOUGHBOROUGH

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 INFORMATION

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

FRONTAGE AND GARAGE

The property's frontage has driveway parking for one vehicle leading to the integral single garage which has an up and over door to front, internal lighting and power. A pathway leads to the front





door via a canopy porch with outside light point and the remainder of the frontage is laid to lawn.

HALLWAY

6.05m x 1.92m (19' 10" x 6' 4") Having staircase to the first floor with useful under-stairs storage, central heating radiator, tile flooring and twin pendant light points. Three doors off to the following rooms:

GROUND FLOOR SHOWER ROOM

2.92m x 0.91m (9' 7" x 3' 0") Having a UPVC double glazed obscure window to the front elevation, full tiled shower cubicle with Mira shower unit, wall mounted wash basin with tiled splash back and close coupled WC with push button flush, tiled floor, down-lights, extractor fan and central heating radiator.

DOUBLE BEDROOM THREE/ HOME OFFICE

2.88m x 2.56m (9' 5" x 8' 5") A good sized bedroom or possibly large home office space, additional sitting room or perhaps even a home Gym! Certainly ideal for teenagers or relatives requiring their own space, this flexible room offers UPVC double glazed french doors overlooking the garden, ceiling light point and central heating radiator.



UTILITY ROOM

2.68m x 1.93m (8' 10" x 6' 4") 2.68m x 1.99m (8' 10" x 6' 6") With modern wall mounted boiler, stainless steel sink with drainer, space for appliances, 'Domino' two ring hob, central heating radiator, down-lights, extractor fan and composite door with double glazed window inset to the rear elevation.

FIRST FLOOR LANDING

3.03m x 2.01m (9' 11" x 6' 7") With central heating radiator, ceiling light point and smoke alarm, feature glass-brick window, staircase rising to the second floor. A door leads off and into:

DINING ROOM

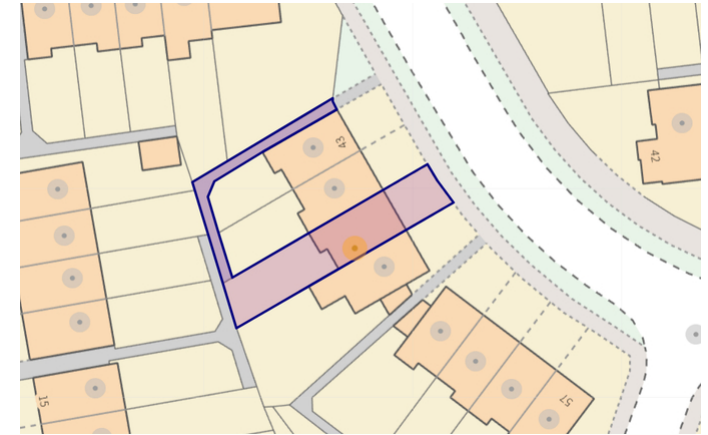
3.00m x 2.66m (9' 10" x 8' 9") French



NEW AMERICAN WING







doors with wrought iron Juliet balcony to the rear elevation, coved ceiling with light point, radiator, open plan to the lounge and also open at the side to:

MODERN KITCHEN

2.68m x 2.02m (8' 10" x 6' 8") With attractive modern base and eye level units with contrasting worktops, wine racks, display cabinet, 1.25 bowl stainless steel sink with mixer, high level oven, gas hob with extractor and splashback, integrated dishwasher and fridge, downlights and Upvc window to the rear elevation.

LOUNGE AREA

4.96m x 4.68m (16' 3" x 15' 4") overall. A generous reception space having French doors with Juliet balcony and additional window to the front elevation, coved ceiling with light point,

central heating radiator.

SECOND FLOOR LANDING

3.03m x 1.99m (9' 11" x 6' 6") max. With access to both double bedrooms, family bathroom and storage cupboard, ceiling light point.

MASTER BEDROOM

4.72m x 2.80m (15' 6" x 9' 2") ave. With Upvc part dormer and skylight windows to the front elevation, ceiling light point, radiator, full length wardrobes and door to:

EN-SUITE SHOWER ROOM

2.63m x 1.46m (8' 8" x 4' 9") With double shower cubicle to recess, wash-basin and WC, extractor fan, shaver socket, shelving and radiator.

BEDROOM TWO

2.98m x 2.63m (9' 9" x 8' 8") min. With Upvc part dormer window to the rear elevation, ceiling light point, radiator and recess with fitted wardrobes.

FAMILY BATHROOM

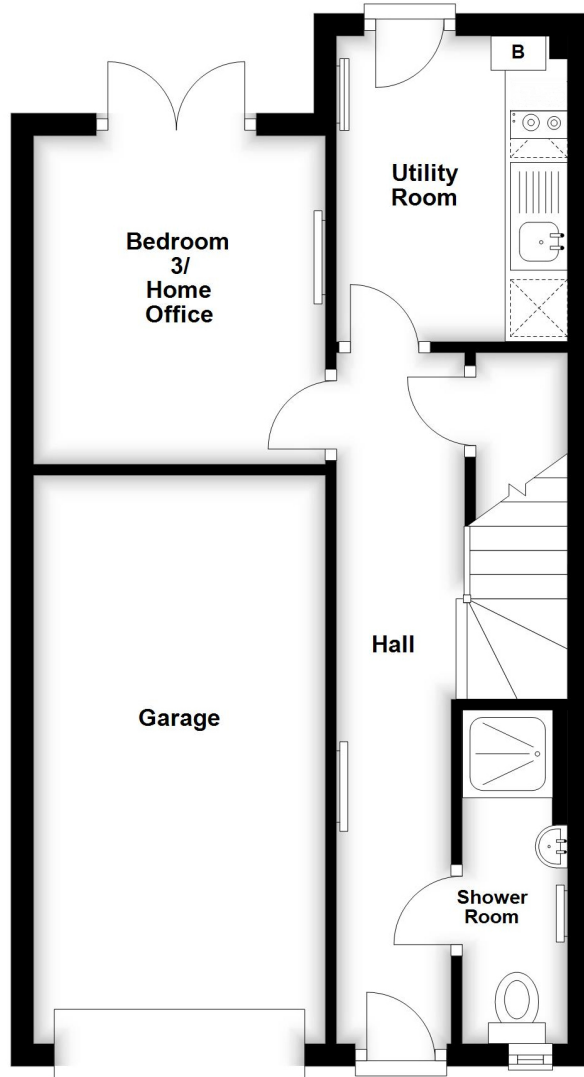
1.99m x 1.97m (6' 6" x 6' 6") With three piece suite comprising paneled bath with mixer/hand shower, WC and wash basin, skylight window to rear, half height tiling and central heating radiator.

REAR GARDEN

An attractive space with large decking area providing plenty of space for seating, fencing to the boundaries, lawn and mature planting. Access to rear and enjoying a sunny aspect being approximately South-West facing.

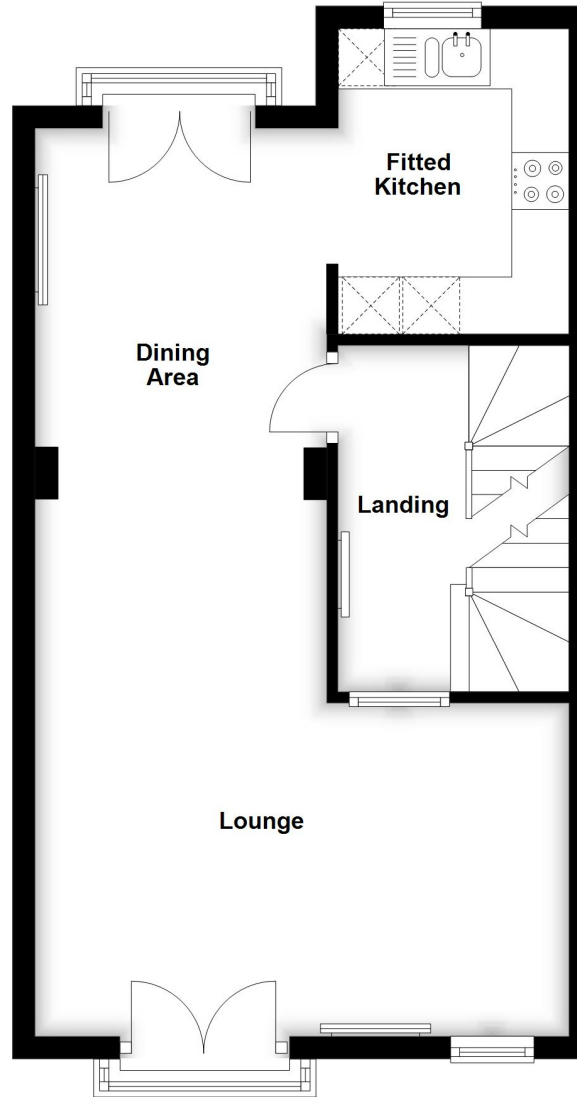
Ground Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



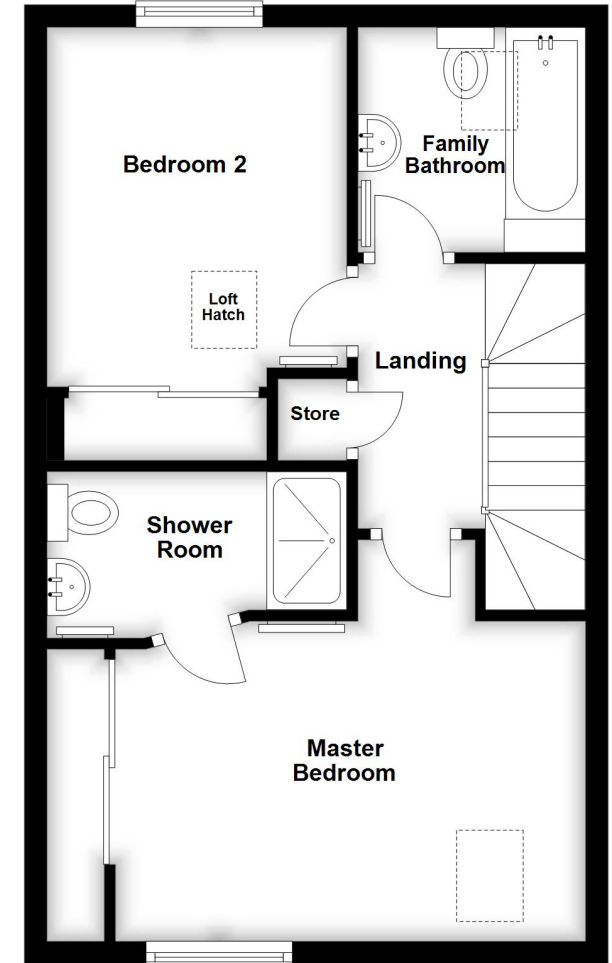
First Floor

Approx. 39.4 sq. metres (424.1 sq. feet)



Second Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 116.2 sq. metres (1250.5 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

