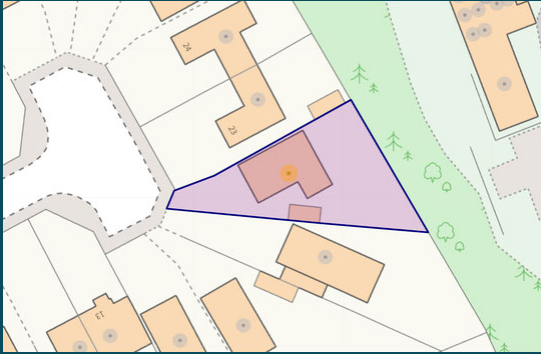




21 Haydon Road, Loughborough

Leicestershire, LE11 5QQ

MOORE
& YORK



Property at a glance:

- Detached bungalow
- Two double bedrooms
- Modernised and improved
- Quiet cul-de-sac location
- Convenient location
- Close to University/Colleges
- New boiler installed 2022
- Modern kitchen and shower room
- Lovely unoverlooked gardens to rear.
- Summer house
- Re-laid driveway providing off road parking
- Detached garage

£295,000 Freehold



A well presented, modernised and re-fitted, two double bedroom detached bungalow in this non-estate cul-de-sac location which is offered with no upward chain. The property offers spacious, neutrally decorated accommodation to include a bay front lounge/diner, refitted kitchen and shower room with modern combi-boiler (2022) re-felted roof, modern wiring and Upvc double glazing. The location is ideal as this sleepy close is well positioned for access to amenities and travel routes but also quiet and traffic free with the property well set back and enjoying a resurfaced driveway providing multi-car parking leading to the detached garage.

LOUGHBOROUGH

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways as well as travel throughout the midland by roads.

Loughborough is a thriving market/University town with a wide spread of employers and also offers a fine range of amenities including excellent shopping, private and state 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.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 'D' for further information and to see the full report please visit:



<https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

N.B. The property has had a new boiler installed and other works carried out since the EPC was carried out in 2018 and this should result in a higher score.

DRIVEWAY

Re-laid to tarmac with granite style border setts, graveled splash course and providing off road parking leading to the side of the property to the recessed porch, detached single garage and via gated entry, to the rear garden.

DETACHED GARAGE

4.74m x 2.45m (15' 7" x 8' 0") With remote control electric roller shutter door in white finish allowing vehicular access, Upvc window to the side





internal lighting and power, personnel door to side.

PORCH

1.17m x 0.62m (3' 10" x 2' 0") With Upvc door and side screen to the property's side elevation and internal Upvc door to:

HALL

4.23m x 2.10m (13' 11" x 6' 11") max. Cupboard with electrical consumer unit and meter, loft hatch, central heating radiator, ceiling downlights and built in linen cupboard which provides storage and houses the modern central heating combi boiler.

LOUNGE & DINING ROOM

6.08m x 3.33m (19' 11" x 10' 11") min. With wide, central Upvc bow window to the front elevation and two central heating radiators, contemporary style living flame gas fire with surround, coved ceiling with rose and light point.

KITCHEN

3.80m x 2.74m (12' 6" x 9' 0") Fitted with a contemporary range of base and eye level units with contrasting worktops, multiple soft close storage drawers and cabinets, inbuilt oven and microwave combi, four ring hob, extractor and splash-back, in-built or concealed space for fridge, freezer and washing machine and polycarbonate sink with drainer and mixer. Upvc box bay to the rear elevation, down-lights, radiator and Upvc door to the side elevation.

MASTER BEDROOM

4.17m x 3.21m (13' 8" x 10' 6") With a recently added range of fitted bedroom furniture including two full length double wardrobes with top boxes, several drawer units and bedside cabinets. Upvc window overlooking the garden, radiator and ceiling light point.

BEDROOM TWO

3.25m x 3.22m (10' 8" x 10' 7") With closet to corner and Upvc window to the side elevation, ceiling light point and central heating radiator.

SHOWER ROOM

2.60m x 1.72m (8' 6" x 5' 8") With modern three piece suite comprising large double walk-in shower cubicle and vanity unit with onset wash basin and WC with concealed cistern. Chrome finish towel radiator, under-floor heating, a mix of full and half height tiling, downlights, ceiling extractor and obscure Upvc window to the side elevation.

GARDEN

To the property's immediate side is a good sized paved patio space which is partially covered by a large pergola which provides a handy area directly accessed from the kitchen and great for shady on sunnier days. There are three outbuildings comprising a brick garden store connected to the rear of the garage a timber garden shed and a fantastic summer house to the corner of the plot. The gardens are mainly laid to a lawned area with well stocked beds having a great variety of mature planting with fencing and low level wall to the boundaries.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power and lighting points are fitted throughout the property.

TENURE

Understood to be Freehold.

MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would

therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

COUNCIL TAX BAND

The property has a council tax rating of 'C' via Charnwood Borough Council.

PLOT / FLOOR PLANS

Purchasers should note that plot and floor plans included within the property particulars are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

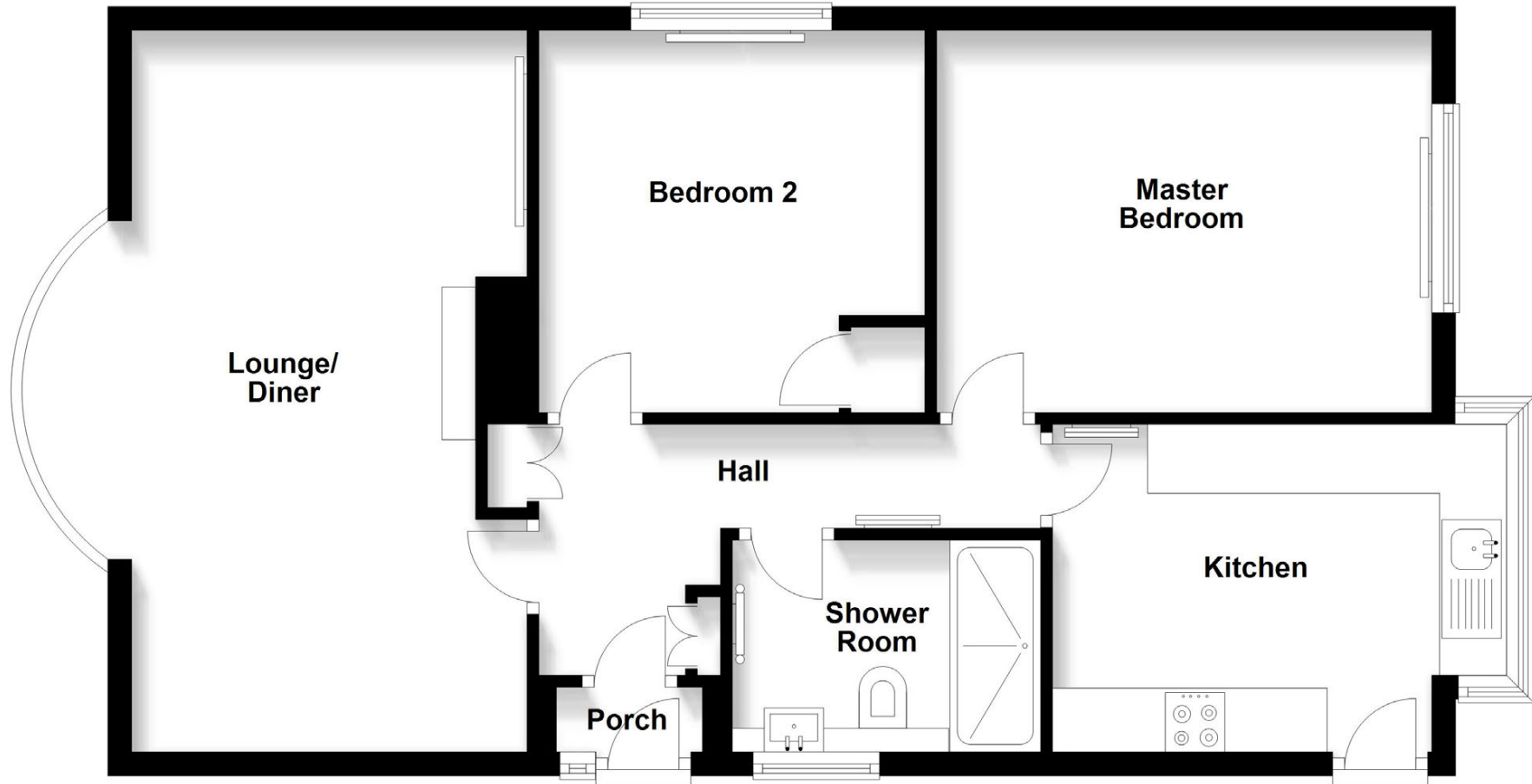
IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details, we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



Ground Floor

Approx. 737.0 sq. feet



Total area: approx. 737.0 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

