



NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986

Nutkin Close, Loughborough, Leicestershire, LE11 3GW

£359,950

1 Nutkin Close, Loughborough, Leicestershire, LE11 3GW

Located in a popular cul-de-sac location, just a stone's throw away from Mountfields Lodge Primary School, is this executive four-bedroom detached family home just off Epinal Way within walking distance to the town centre having off road parking and a garage. Overlooking Loughborough Greenfield Bowls Club to the rear. Not to missed!

The property features an inviting entrance hall, a spacious lounge with a bay window to the front, and a convenient WC/cloakroom on the ground floor along with open plan kitchen diner to the ground floor. Upstairs, you will find four double bedrooms, with the master bedroom boasting an ensuite bathroom. Additionally, there is a well-appointed family bathroom.

Outside, the property offers off-road parking for two vehicles at the front, leading to a single garage. The rear of the property presents a generous, well-maintained garden, complete with a spacious patio area and a lush lawn.

Don't miss the opportunity to purchase this exceptional property in such a sought-after location.



Ground Floor

Entrance Hall

Lounge

10'8 x 19'4 (3.25m x 5.89m)

Kitchen Diner L-shaped

19'8 x 9'11 at its narrowest (5.99m x 3.02m at its narrowest)

WC / Cloakroom

First Floor

Master Bedroom

13'3 x '1 (4.04m x '0.30m)

En Suite Shower Room

Bedroom

8'8 x 8'4 (2.64m x 2.54m)

Bedroom

12'6 x 8'8 (3.81m x 2.64m)

Family Bathroom

Bedroom

11'4 x 7'4 (3.45m x 2.24m)

Outside

Having off road parking and garage to the front along with lawn area. To the rear there is an enclosed garden with patio area.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : E

Viewings

Please contact Leanne, Louise, David, Jake, Millie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

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.

Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.

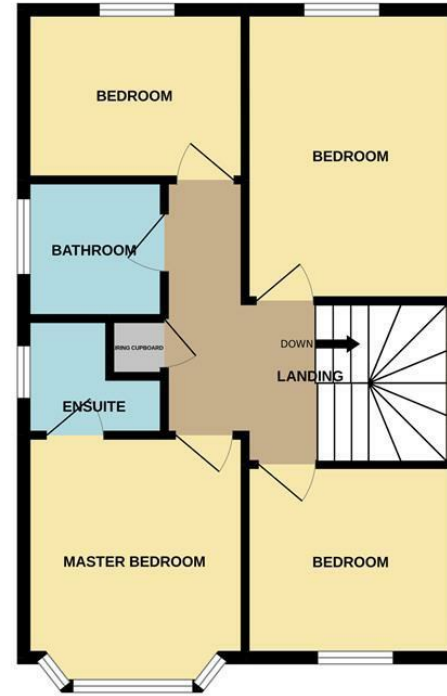




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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