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A Modern Estate Agent



35 Hayward Avenue, Loughborough, LE11 2PR

£235,000

A great opportunity to purchase this spacious fully renovated three bedroom semi-detached home in a popular area set a stones throw from Charnwood Water. Benefiting from a spacious open plan kitchen/diner, rear garden with Great Central Railway as the backdrop. To the front is the drive way with off road parking and garden, all that is left to do is move in!

Upon entering the property via the entrance porch this provides access into the hall. From the hall you have access to the lounge, stairwell rising to the first floor and door to the kitchen diner at the rear. The Lounge provides plentiful living space for all the family to enjoy and is complete with a feature bay fronted window - making a great space to relax and enjoy.

The heart of this home is the stunning open plan dining kitchen which has been finished to a high specification and runs the full width of this property. To the one side is the formal dining area and has a patio doors to rear garden. The kitchen is fitted with an array of stylish base and eye level units, integrated eye level oven and microwave, integrated washing machine, integrated induction hob, integrated fridge freezer, inset sink and window to rear elevation. There is also an under the stairs storage/pantry.

Ascend onto the first floor and you will find three well sized bedrooms. There is a separate bathroom with bath and wash hand basin. Located off the landing is the separate w.c comprising of low flush toilet.

To the front of the property is off road parking with gated access to the rear garden. The rear garden is privately aspected and is complete with a patio area, lawn space and not overlooked with the backdrop being the Great Central Railway.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

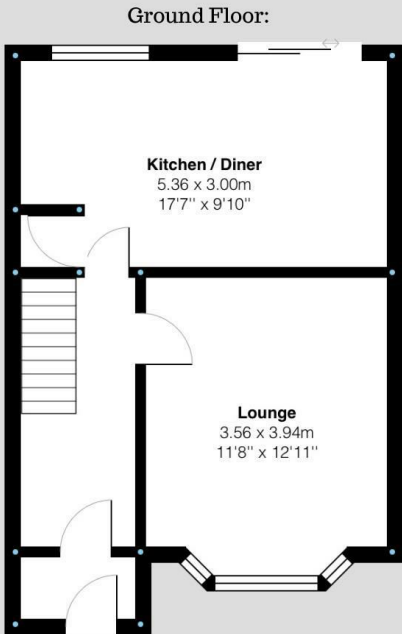
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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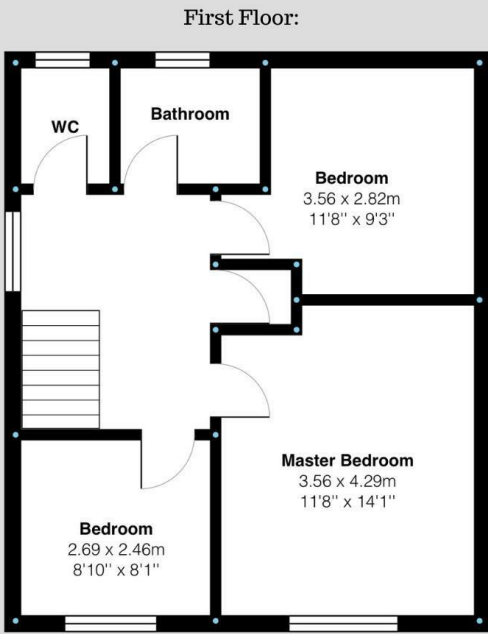
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Floor Plan



Hayward Avenue, Loughborough
Internal Square Footage: 818 sq.ft

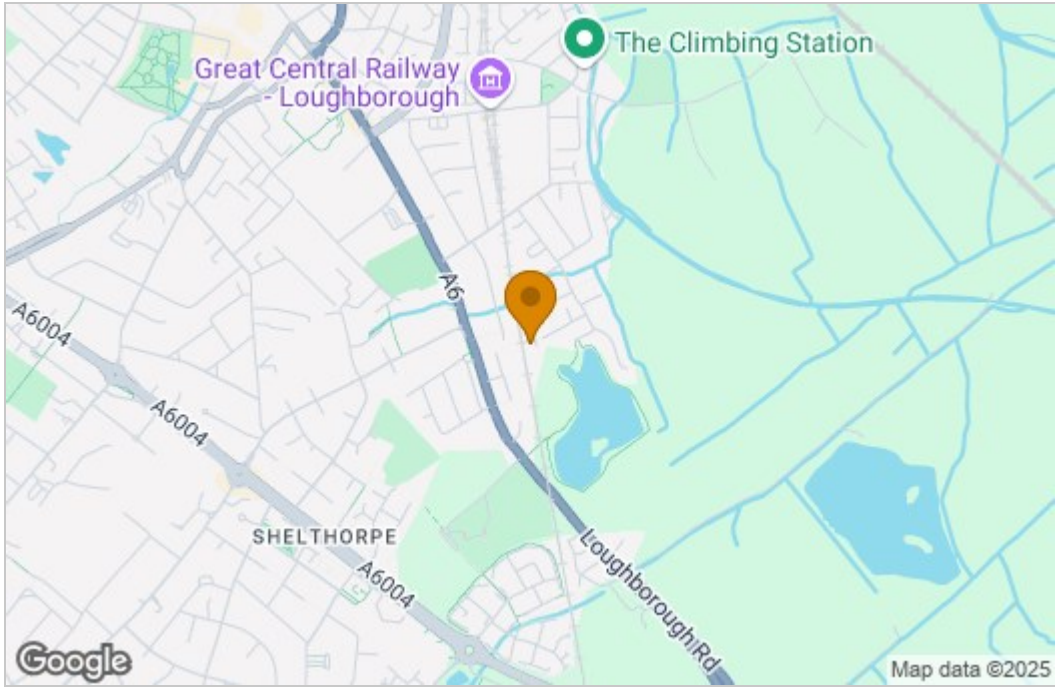
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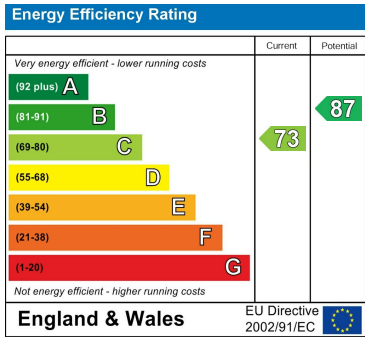
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Area Map



Energy Efficiency Graph



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