



Foden Close | Loughborough | LE11 3YJ

Asking price £415,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Occupying an impressive plot, within this exclusive private road on the Nanpantan side of Loughborough, this spacious detached house offers immaculately presented accommodation. Set in a small development of homes built in 2013 by Messrs William Davis Ltd, this high specification home is ideal for families, set within catchment for Holywell Primary School, or those looking for an easy to manage home. There are four bedrooms, two bath/shower rooms, large lounge and dining kitchen, along with ground floor w/c and utility room. The well manicured garden is complemented by a detached double garage and driveway for approx. four vehicles. No Upward Chain.

Detached House

Exclusive Private Road

Built Circa 2013

Four Bedrooms

Living Room and Dining
Kitchen

Quality Design and
Specification

Nanpantan Position

William Davis 'Solent' Design

Two Bath/Shower Rooms

Double Garage and Driveway

Entrance Hall

A spacious hall with staircase to the first floor landing, Hive heating control, glazed front door and access to -

W/c

Fitted with a two piece suite comprising W/c and wash hand basin.

Lounge

A particularly spacious lounge with window to the front and french doors to the rear.



*"Set in an
exclusive
private road"*



Dining Kitchen

An open plan kitchen with ample space for dining table and chairs, window to the front and tiled flooring. The working area of the kitchen has a vast range of high specification wall and base mounted units, with laminate worktops and integrated appliances. There is a window to the rear and access to -

Utility Room

Fitted with a range of units and space for appliances. There is a glazed door to the rear garden.

First Floor Landing

With loft access, having a recently professionally boarded loft with telescopic ladder and power/lighting. There is a cupboard housing the hot water cylinder.

Bedroom 1

A spacious double bedroom with windows to the front and side, fitted wardrobes and access to -

En-suite Shower Room

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and shower cubicle, window to the front and storage cupboard.

Bedroom 2

A spacious double bedroom with fitted wardrobe and window to the front.

Bedroom 3

With a window to the rear.

Bedroom 4

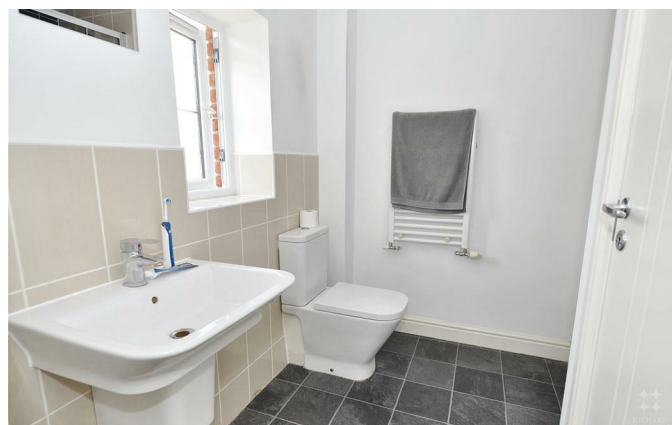
Currently used as a study and with windows to the rear and side elevations.

Bathroom

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath, with window to the rear.

Outside

Set in a lovely elevated position, with front garden, extensive block paved driveway to the side with comfortable parking for approx 4 vehicles, leading to a detached double garage with two individually electrically operated roller shutter doors, power and lighting, with more storage space above.



The Area

The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. The property sits within the Holywell Primary School catchment area. There are numerous beautiful walks nearby, with The Outwoods and Beacon Hill on the doorstep. The Priory Gastro Pub and Olivia's Cafe are a short walk away.

Extra Information

To check the Internet and Mobile coverage you can use the following link:

https://checker.ofcom.org.uk/en_gb/broadband-coverage

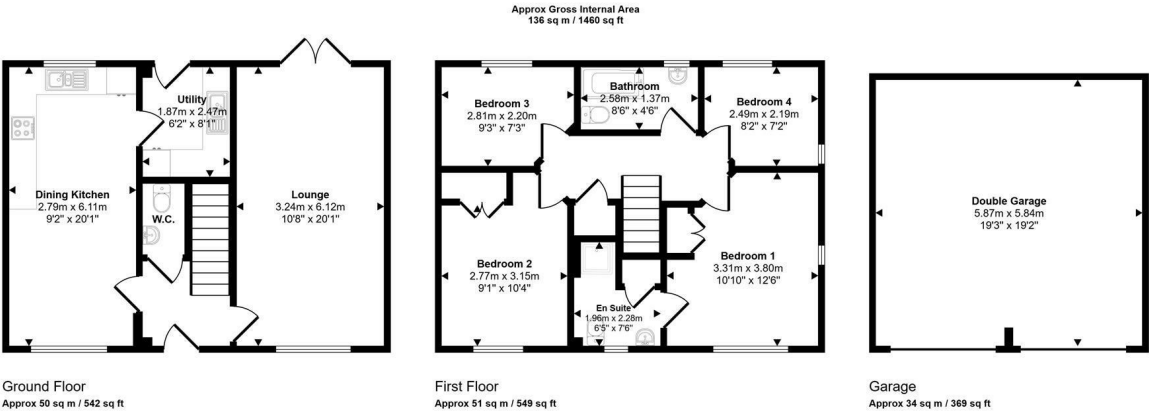
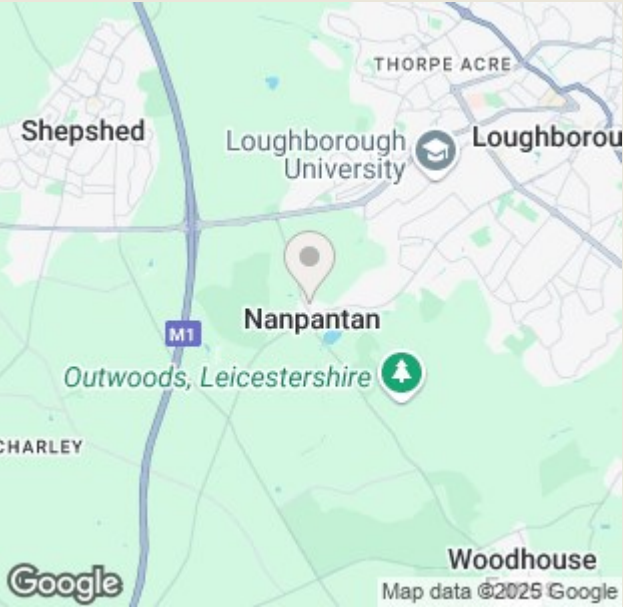
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

The property is situated on a private development which is solely managed by the homeowners, whom each pay £125 per qtr maintenance charge, to include the maintenance of the communal private sewage system, electricity/lighting and road maintenance.



"Ideal family home"





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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