



**Edelin Road, Loughborough**



**welcome to**

## **Edelin Road, Loughborough**

A DECEPTIVELY SPACIOUS and extended THREE/FOUR BEDROOM semi detached family home occupying a pleasant cul-de-sac location, offering generous living space comprising hall, through lounge/diner, extended kitchen, three first floor bedrooms, bathroom and a second floor room. VIEWING ESSENTIAL!

### **Reception Hallway**

The reception hall is entered via a front door, with carpeted flooring, stairs rising to the first floor, a port hole stained glass window to the side and doors to the ground floor.

### **Lounge/diner**

20' 11" max x 11' 4" max ( 6.38m max x 3.45m max )

The lounge diner is a generously proportioned living space, with wooden flooring, a upvc double glazed window to the front elevation, a feature cast iron log burning stove inset into the chimney breast, with a brick hearth.

There is ample room for a dining table and chairs and patio doors which open onto the rear garden.

### **Kitchen**

16' 10" x 7' 6" ( 5.13m x 2.29m )

The kitchen has been extended and had a tiled floor, with a range of base and wall mounted units with work surfaces over, inset one and half bowl sink with drainer and mixer tap. there is space for a range style oven and hob, space and plumbing for a washing machine and tumble dryer, a upvc double glazed window to the side and rear and a back door to the side.

### **Landing**

The landing has stairs rising from the ground floor, an original stained glass window to the side, doors off to all first floor rooms and stairs rising to the second floor.

### **Bedroom One**

11' 5" x 11' 10" ( 3.48m x 3.61m )

Bedroom one has a upvc double glazed bay window to the front elevation, wooden flooring, radiator, useful understairs storage.

### **Bedroom Two**

10' 11" x 11' 7" ( 3.33m x 3.53m )

Bedroom two has a radiator, upvc double glazed window to the rear.

### **Bedroom Three**

7' 1" x 6' ( 2.16m x 1.83m )

Bedroom three has a radiator and a upvc double glazed window to the front.

### **Bathroom**

The family bathroom has ceramic tiled flooring and is fitted with a modern four piece suite comprising paneled bath with shower attachment, separate corner shower enclosure with shower over, wash hand basin set in vanity unit and a low level wc. There are tiled walls, a chrome heated towel rail and a upvc double glazed window to the rear.

### **Bedroom**

The attic room is currently used as a bedroom and is a versatile space, accessed via a fixed staircase from the landing and has skylight windows to the front and rear.





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## Edelin Road, Loughborough

- TRADITIONAL SEMI DETACHED HOME
- THREE/FOUR BEDROOMS
- CUL DE SAC LOCATION
- FOUR PIECE BATHROOM
- EXTENDED KITCHEN

Tenure: Freehold EPC Rating: D

offers over

**£250,000**



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