



Haddon Way, LOUGHBOROUGH

welcome to

Haddon Way, LOUGHBOROUGH

****A BEAUTIFULLY PRESENTED**** and deceptively spacious three storey family home offering versatile living space which has undergone a series of recent improvements including refitted kitchen, refitted bathroom, ensuite and ground floor shower room! **CALL NOW TO VIEW!! 01509 214686.**

Entrance

The property is entered via a composite front door into the entrance hallway, which has laminate flooring, useful under stairs storage cupboard, there is an alarm keypad, a radiator, coving to the ceiling, stairs off to the first floor and doors off to all ground floor rooms and garage.

Ground Floor Shower Room

The ground floor shower room has been recently refitted with ceramic tiled flooring and has a suite comprising of shower cubicle with shower over, low level wc, wash hand basin with tiled splashbacks, a chrome heated towel rail, with a UPVC double glazed window to the front.

Utility Room

8' 9" x 6' 6" (2.67m x 1.98m)
The Utility room has laminate flooring, a range of base and wall mounted units with work surfaces over with a single sink and drainer, plumbing for a washing machine and a space for a tumble dryer. The wall mounted central heating boiler has been recently replaced, useful built in shoe cupboard and a back door opening to the rear garden.

Bedroom Three/dining room

9' 6" x 8' 5" (2.90m x 2.57m)
This is a very versatile room which can be used as a bedroom or additional reception space, has laminate flooring, radiator and upvc double glazed French doors opening onto the rear.

First Floor Landing

The first floor landing has stairs rising up from the ground floor, has a staircase leading up to the second floor with doors off to first floor rooms.

Open Plan Lounge Dining Room

26' 2" maximum x 15' 6" maximum (7.98m maximum x 4.72m maximum)
L shaped room. The first floor living space is open plan with an L shaped lounge diner, with the kitchen conveniently positioned off, two double radiators, French doors with a Juliette balcony over the front, UPVC double glazed window to the rear and an opening to the kitchen.

Kitchen

8' 8" x 6' 8" (2.64m x 2.03m)
The kitchen has been recently refitted with vinyl flooring, a comprehensive range of wall and base mounted units with roll edge work surfaces over, one and half sink drainer with mixer tap and tiled splashbacks, integrated fridge freezer and dishwasher, induction hob with overhead extractor, electric oven and integrated microwave, upvc double glazed window to the rear. every effort has been made to maximise the storage space in the kitchen.

Second Floor Landing

The second floor landing has stairs rising from the first floor, an airing cupboard and doors off to first floor bedrooms.





Bedroom One

13' 3" maximum x 11' maximum into doorway (4.04m maximum x 3.35m maximum into doorway)
Bedroom one has built in wardrobes fitted by 'Sharps', a upvc double glazed window to the front, skylight and a radiator with a door leading to the ensuite.

Ensuite

The ensuite has vinyl flooring, is fitted with a suite comprising of double shower cubicle with shower over, wash hand basin with tiled splashbacks, low level wc, extractor fan, ceiling spotlights and radiator.

Bedroom Two

8' 7" x 9' 8" (2.62m x 2.95m)
Bedroom two has fitted wardrobes built in "Sharps", upvc double glazed window to the rear and a radiator and access to the loft.

Family Bathroom

The family bathroom has been recently refitted with a suite comprising of P shaped bath with shower over, low level wc, wash hand basin with tiled splashbacks, extractor fan, a radiator and a UPVC double glazed window to the rear.

Outside

To the front of the property there is a driveway providing ample off road parking and access to the garage. Outside to the rear there is a patio seating area with an additional raised decked seating. There is a shaped lawn with gravel borders and a barked children's play area with well stocked and established borders, outside garden store and fencing to boundaries.

Garage

The garage has an up and over door to the front, power and light, and an internal personnel door.



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Haddon Way, LOUGHBOROUGH

- Beautifully presented and deceptively spacious three storey family home
- Undergone a series of recent improvements
- Versatile accommodation
- Open plan L shaped lounge dining room
- Ground floor shower room

Tenure: Freehold EPC Rating: C

£280,000



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Property Ref:
LBH114394 - 0004

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