



Field Edge Drive, Barrow Upon Soar

welcome to

Field Edge Drive, Barrow Upon Soar Loughborough

William H Brown bring to the market this three bedroom semi-detached corner house built by Jelson Homes in 2017! In brief, comprising a lounge, a kitchen diner, a downstairs wc, a bathroom and three bedrooms en suite to master bedroom

Entrance Hall

The property is entered through the front door into the entrance hallway which has doors to downstairs wc, lounge, kitchen diner and stairs leading to the first floor.

Downstairs Wc

A low level wc, wash hand basin and a radiator

Lounge

This carpeted lounge has a tv aerial point, a radiator and dual aspect with two double glazed windows to the front and rear.

Kitchen Diner

The fitted kitchen has a range of wall and base units with roll edge worktops, integrated electric oven, four ring gas hob with extractor above, space/plumbing for a washing machine, stainless steel sink drainer, space for fridge freezer, dining area, a radiator, double glazed window to the front and french doors to the rear garden.

Landing

A carpeted landing with doors to all first floor accommodation.

Bedroom One

The main bedroom has carpeted flooring, a radiator, two double glazed windows and a door to the en suite.

En Suite

A three piece suite comprising a shower unit, low level wc and wash hand basin. Also, with a radiator and vinyl flooring.

Bedroom Two

The second double room has carpeted flooring, a radiator and two double glazed windows.

Bedroom Three

The third bedroom has a radiator, carpeted flooring and a double glazed window.

Bathroom

A modern suite comprising a bath with shower over, low level wc and wash hand basin. Also, with a heated towel rail, vinyl flooring and a frosted double glazed window.

Outside

There is a rear garden with patio seating area and grass lawn which is fenced to boundaries. There is a driveway providing off-road parking and a garage which has an up and over door.





view this property online williamhbrown.co.uk/Property/LBH114478



welcome to

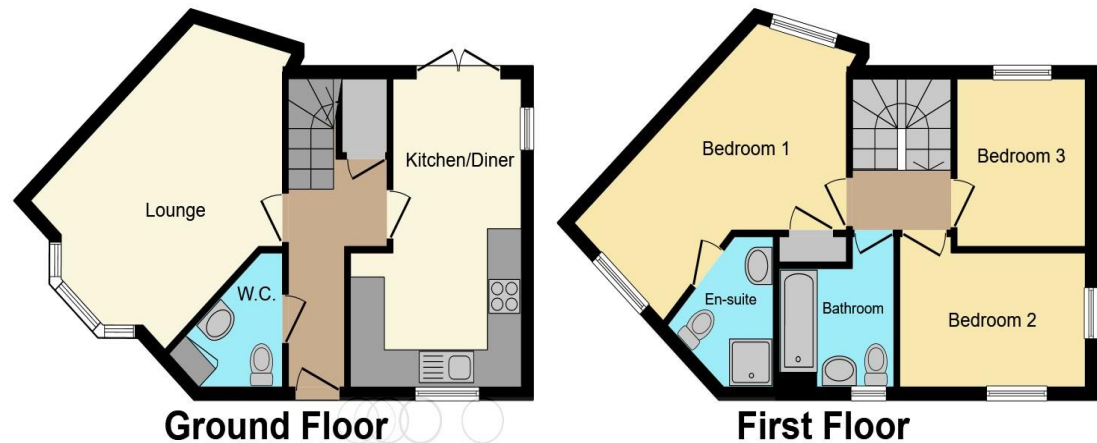
Field Edge Drive, Barrow Upon Soar Loughborough

- Three bedroom semi-detached
- The Exton built by Jelson in 2017
- Lounge and kitchen diner
- Downstairs wc, family bathroom and en suite
- Garage

Tenure: Freehold EPC Rating: B

offers over

£270,000



william h brown

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williamhbrown.co.uk/Property/LBH114478



Property Ref:
LBH114478 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk