



Farndale Drive, Loughborough

welcome to

Farndale Drive, Loughborough

****FOR SALE**** this superbly presented and well extended detached home providing spacious and versatile accommodation and occupying a fantastic sized plot on this sought after residential district of Loughborough. The property has been well maintained by the current owners. Call now on 01509 214686!

Entrance

The property is entered via a upvc double glazed front door with a side window, which leads into a reception hallway with stripped wooden flooring, a useful understairs storage cupboard, a radiator, stairs off to the first floor and doors off to all ground floor rooms.

Formal Lounge

13' 6" x 11' 4" (4.11m x 3.45m)

The Formal Lounge has a upvc double glazed box bay window to the front, bespoke fitted furniture including built in storage with shelving, a feature inset gas fire with marble hearth and back cloth with decorative mantelpiece over, double panel radiator and coving to the ceiling

Open Plan Dining/Family Room

24' 1" maximum x 11' 2" maximum (7.34m maximum x 3.40m maximum)

Although this room is open plan it is split into two clearly defined areas, LVT flooring throughout, with a radiator, upvc double glazed window to the side and a serving hatch through to the kitchen. This room also has the opportunity for future owners to knock through into the kitchen to create a more open plan space subject to usual planning consents, with plans from the structural engineers to knock through, and a family space currently used as day to day living with upvc double glazed picture window overlooking the rear garden with French doors opening onto the side.

Kitchen

17' 6" x 9' 4" (5.33m x 2.84m)

The kitchen has vinyl tiled effect flooring, a range of base and wall mounted units with roll edge work surfaces over, there is a one and a half bowl ceramic sink with drainer and mixer tap, space for a range style oven, stainless steel extractor hood over, space and plumbing for a washing machine, dishwasher and tumble dryer, serving hatch to the dining area, two upvc double glazed windows overlooking the rear garden and a back door with multi paned windows.

Ground Floor Bedroom

14' 8" x 8' 2" (4.47m x 2.49m)

A versatile space which could easily be used as a study, playroom, home gym, has a upvc double glazed window to the front, a radiator and a door to the ensuite.

Ensuite Shower Room

Has vinyl flooring and is fitted with a three-piece suite comprising of shower cubicle with shower over, pedestal wash hand basin, low level wc with tiled splashbacks, a upvc double glazed window to the side with a radiator and an extractor fan.

First Floor Landing

Has stairs rising from the ground floor, useful built in storage cupboard, an airing cupboard housing the water tank and central heating boiler, access to the loft via a drop-down ladder, which is partially boarded with a light, doors off to all first-floor rooms.





Bedroom One

12' 7" x 11' 4" (3.84m x 3.45m)
Has a range of built in bedroom furniture including wardrobes with hanging rails and shelving, a radiator and two upvc double glazed windows to the front.

Bedroom Two

18' 1" x 8' 3" (5.51m x 2.51m)
Another spacious room with a dual aspect with upvc double glazed windows to the front and rear elevation, a radiator and coving to the ceiling.

Bedroom Three

12' 7" x 11' 2" (3.84m x 3.40m)
Has laminate flooring, a radiator, built in wardrobe with hanging rails and shelving, coving to the ceiling and upvc double glazed window to the rear.

Bedroom Four

8' 5" x 6' 6" (2.57m x 1.98m)
Has a built-in bed over the stair bulkhead with useful storage beneath, upvc double glazed window overlooking the front elevation and a radiator.

Family Bathroom

This room has recently been refitted with a stylish suite that comprises of bath with shower over, shower screen, low level wc, wash hand basin set into a vanity suite with storage beneath and fountain tap, partially tiled walls, vinyl flooring, and two upvc double glazed windows to the rear.

Outside

To the front of the property there is a block paved driveway providing ample offroad parking for several vehicles, side gated access to the rear, shaped lawn with hedging to boundaries, an outside light and a pathway leading to the front door.

Outside – Rear

A particular feature of the property is the back garden that has a patio seating area with a step leading up to a mainly laid to lawn garden with circular inset gravel seating area, a large timber garden shed, well stocked and established borders hedging to boundaries and a garden building would provide an ideal work from home space which has power and light and space for a self-contained toilet.



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welcome to

Farndale Drive, Loughborough

- Detached Property
- UPVC Double Glazing
- Gas Fired Central Heating
- Four Well Proportioned Bedrooms
- Ground Floor Bedroom with Ensuite

Tenure: Freehold EPC Rating: D

offers over

£500,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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