



**Edelin Road, Loughborough, LE11 2HW**

**welcome to**

## **Edelin Road**

This stunning four bedroom semi-detached property has been extended to offer additional living space for any growing family situated within a peaceful cul-de-sac location in Loughborough. Located within great access of the A6 to surrounding villages and local bus routes into the town centre.

### **Entrance Hallway**

Accessed via UPVC double glazed door to front with wall mounted radiator, stairs rising to first floor landing and vinyl floor covering.

### **Lounge**

11' 4" x 11' 3" Plus bay ( 3.45m x 3.43m Plus bay )  
Double glazed window to front, electric feature fireplace and wall mounted radiator.

### **Kitchen/Diner**

17' 8" x 10' 6" ( 5.38m x 3.20m )  
Open plan with a range of modern fitted wall, drawer and base units, sink/drain unit, work surfaces and partially tiled walls. Integrated fridge, space for oven and dishwasher. Wall mounted radiator, additional storage cupboard, area for dining table and double glazed window to side. Opening through to the dining room.

### **Reception Room**

8' 1" x 7' 2" ( 2.46m x 2.18m )  
Additional living space with double glazed window to rear, wall mounted radiator and door giving access to the utility room.

### **Utility Room**

A range of fitted wall units, integrated fridge/freezer, space for washing machine, door to cloakroom and door giving access to the rear garden.

### **Downstairs Cloaks**

Low level flush W/C, pedestal wash hand basin and wall mounted radiator.





### **Landing**

Stairs leading from the entrance hallway to the first floor landing with double glazed window to side and stairs to bedroom one.

### **Bedroom Two**

11' 1" x 10' 7" ( 3.38m x 3.23m )  
Double glazed window to rear and wall mounted radiator.

### **Bedroom Three**

11' 3" MAX x 8' 9" Plus bay ( 3.43m MAX x 2.67m Plus bay )  
Double glazed window to front and wall mounted radiator.

### **Bedroom Four**

8' 1" x 5' 11" ( 2.46m x 1.80m )  
Double glazed window to front and wall mounted radiator.

### **Bathroom**

Three piece suite comprising of bath with mixer taps and overhead electric shower unit plus attachment, low level flush W/C and pedestal wash hand basin. Partially tiled walls, tiled flooring and additional storage housing the central heating boiler.

### **Bedroom One**

13' 2" Into eaves x 13' Restricted head height ( 4.01m Into eaves x 3.96m Restricted head height )  
Situated on the second floor with double glazed skylight window and wall mounted radiator.

### **Outside - Front**

To the front of the property is a driveway for off road parking.

### **Outside - Rear**

To the rear of the property is an enclosed garden with fence boundaries. Patio area for outdoor furniture with pagoda. Laid to lawn area, mature shrub and tree borders, shed and summer house with power and lighting.

### **Summer House**

Insulated with doors to front, windows, power and internet connection.



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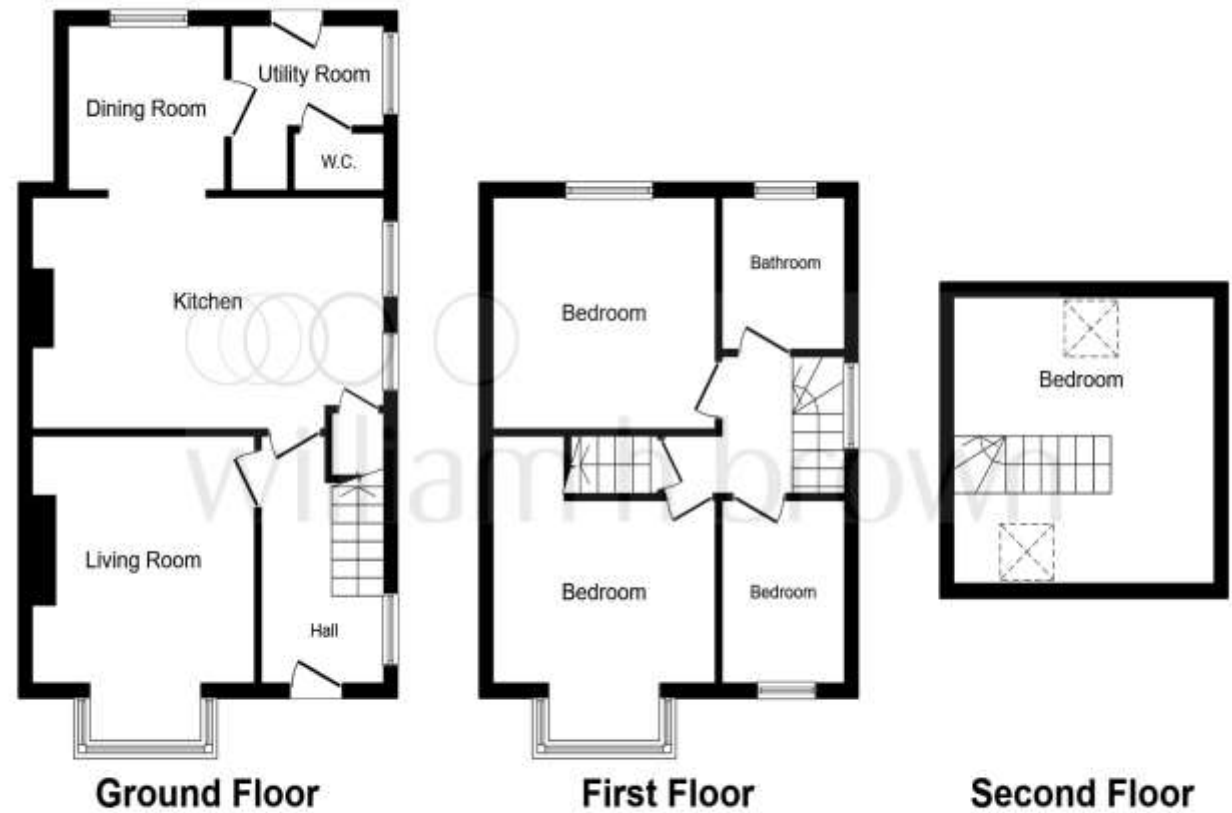
welcome to

## Edelin Road

- Extended semi-detached family home
- Four bedrooms
- Open plan kitchen/diner
- Downstairs cloakroom & utility room
- Substantial rear garden with summer house

Tenure: Freehold EPC Rating: E

**£230,000**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



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



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