



Daffodil Close, Loughborough



£248,000

- THREE BEDROOM PROPERTY
- IMMACULATE PRESENTATION
- MASTER ENSUITE
- DECEPTIVE LAYOUT
- SPACIOUS LOUNGE
- CAR PORT
- FREEHOLD
- EPC rating B



This immaculately presented three bedroom mid town house has a deceptive layout and spans some square footage in size and includes an en suite to the main bedroom, whilst the kitchen diner spans the full width of the property and an impressive 16ft lounge.

Constructed by Morris Homes the property is approximately six years old and still within NHBC warranty. Initially on entry there is a hallway providing access to the wc and entrance into the lounge, which has stairs to first floor and storage underneath, multiple electrical sockets and opens through to the kitchen diner. The kitchen has an array of light grey gloss finish units with brushed metal handles at both base and eye level. Integrated appliances include a Neff oven and four ring gas hob with stainless steel splash back and extractor hood above. There is plumbing for both dishwasher and washing machine and space for a fridge freezer. The kitchen area has recessed LED lighting. To the dining section further natural lighting and access to the garden is provided by a pair of double glazed double doors out to the patio area.

At first floor the landing has a useful cupboard providing storage over the stairs. The main bedroom overlooks the rear of the property and benefits from an ensuite which includes attractive tile splash backs, a mains shower within the cubicle, along with ROCA sanitary ware.



Bedroom two and three overlook the front of the property and special reference should be made to the floor plan to appreciate the sizes on offer, and both of which are neutrally presented.

Finally the bathroom consists of a three piece ROCA suite and tile splash-back throughout.

Outside at the front of the property the paved path leads to the front entrance porch with lawn garden to the left. To the rear, there is paved patio beyond the kitchen diner and a mainly lawned garden fully enclosed with timber fencing. There is a side entry gate leading to the allocated car port and within the parking area there are also guest spaces for visitors.

HALL

WC 1.85 x 0.87

LOUNGE 4.04 X 4.02

KITCHEN / DINER 4.06 X 2.79

LANDING

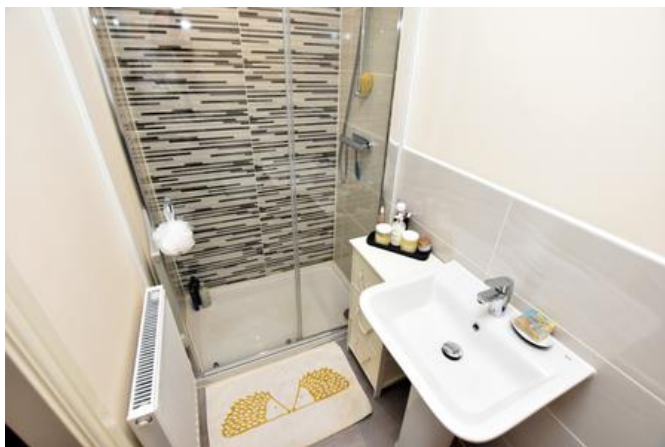
BEDROOM 1 3.49 X 2.87

ENSUITE 2.81 X 1.22

BEDROOM 2 2.89 X 2.53

BEDROOM 3 3.43 MAX X 2.35

BATHROOM 1.96 X 1.87





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C. There is a service charge payable yearly which last year was £160.00.

DISCLAIMER

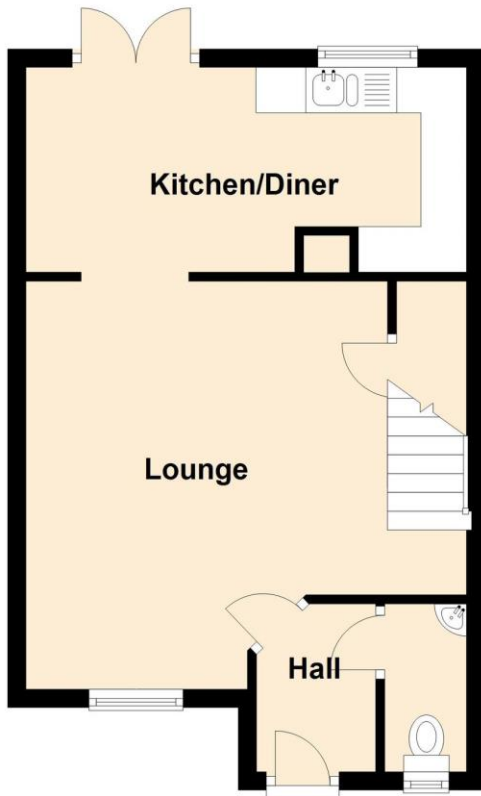
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

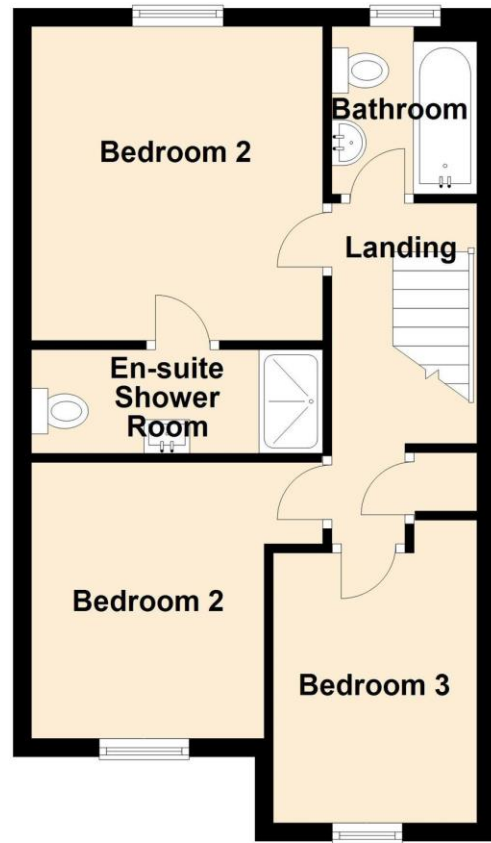
Ground Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



Total area: approx. 75.6 sq. metres (813.7 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk