



Haydon Road, Loughborough



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'Offers In Excess Of' £220,000

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- FULLY DOUBLE GLAZED
- CUL-DE-SAC LOCATION
- AMPLE PARKING
- PRIVATE REAR GARDEN
- FREEHOLD
- EPC rating D



Haydon Road is a cul-de-sac just off Epinal Way and is ideal for those seeking proximity to the town centre with a route that is on the flat. There are semi detached houses initially and then bungalows to the rear of which number 15 is one of ten. The property is for sale with no upward chain.

The design has proved to be a popular one with purchasers and can be adapted and altered according to requirement with many people combining the separate shower room with the wc.

Initially on entry is a side porch via double glazed doors, the inner hallway is 'L' shaped and has two useful storage cupboards, roof space access hatch and semi recessed angle poised LED lighting.

The lounge impressively spans the full width of the property and will accommodate large furniture, the attractive double glazed bay window has a curved radiator beneath and a further modern radiator serves this room, the focal point is an electric fire to the chimney breast.

The kitchen has a double glazed uPVC door with opening upper panel, the Worcester boiler provides both the central heating and hot water. Built in electric oven and grill along with a gas cooker point with extractor above and plumbing for an automatic washing machine. Two rear elevation windows make for a bright and airy space whilst the tiled floor provides practicality.

The main bedroom is adjacent to the kitchen and has views over the garden, four built in double wardrobes with drawers beneath. the second double bedroom has a double glazed uPVC window with radiator beneath and pleasant wall decoration.



The two piece shower room has a shower cubicle with electric shower within and pedestal wash hand basin whilst the separate wc has full tiling to the walls with a side elevation obscure glass window.

Outside at the front, a long tarmac driveway allows off road car parking for two to three vehicles depending on their size. At the rear is a full width paved patio, an oblong section of lawn with paved patio to the right, raised beds at the very rear of the garden which is private and not overlooked from beyond. From a maintenance point of view, fascias and soffits are uPVC along with the guttering which has been replaced.

To find the property, from Loughborough town centre proceed along Ashby Road, at the University roundabout turn right on to Epinal Way, shortly afterwards turn right in to Haydon Close.

SIDE ENTRY PORCH

HALL

LOUNGE 6.03m x 3.26m (Excluding Bay window) (19'10" x 10'8")

KITCHEN 3.01m x 2.62m (9'11" x 8'7")

BEDROOM ONE 4.09m x 3.12m (13'5" x 10'2")

BEDROOM TWO 3.17m x 3.10m (10'5" x 10'2")

SHOWER ROOM 1.60m x 1.60m (5'2" x 5'2")

SEPARATE WC 1.60m x 0.72m (5'2" x 2'5")

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.

DISCLAIMER

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REFERRALS

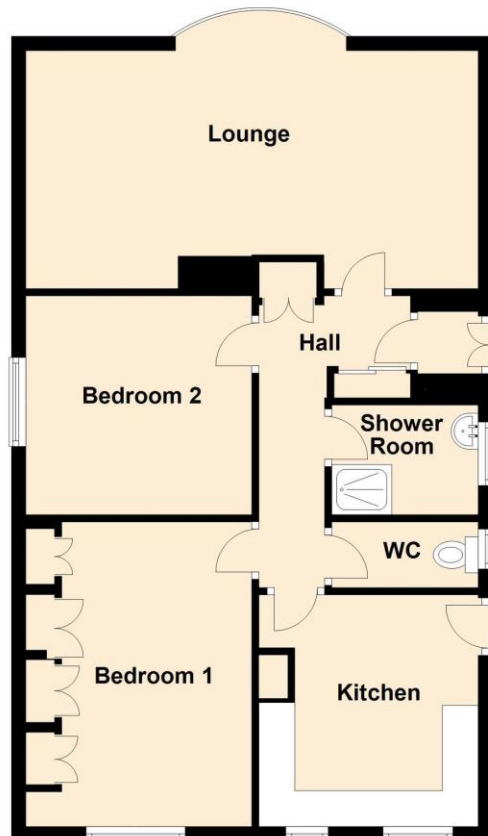
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Ground Floor

Approx. 68.1 sq. metres (732.6 sq. feet)



Total area: approx. 68.1 sq. metres (732.6 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk