



Darwin Crescent, Loughborough



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£385,000



## Key Features

- GENEROUS DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO SEPARATE RECEPTION ROOMS
- REAR FACING DINING KITCHEN
- UTILITY & GROUND FLOOR WC
- MASTER EN-SUITE SHOWER ROOM
- EPC rating C
- FREEHOLD





If you're searching for a sizeable family home with a double garage in a highly convenient location, then look no further!

This impressive, detached home offers a versatile arrangement. With two separate reception rooms as well as the all-important rear facing kitchen diner that many families desire today.

The interior has a modern feel throughout, is ready to move into and in our view, would ideally suit a young and growing family, with it being situated around the corner from a small children's park and open meadow/walks. It's within the catchment of both Stonebow and Robert Bakewell primary schools. The location has swift access to excellent commuter links and is near to both junction 23A and junction 24 of the M1.

Enter the property into the hallway which has quality wood laminate flooring and an under the stairs storage cupboard. Off the hallway we have a handy ground floor WC, access to the lounge, second reception room and the kitchen diner.

The generous lounge has a large bay window, contemporary décor and enough space for a large sofa arrangement.

The second reception room is pretty versatile, perfect for using as a children's playroom, a home office, a teenager den or even a fifth, ground floor bedroom.

The kitchen diner has double doors that lead out into the rear garden – ideal for summer entertaining, and another door that leads in to the utility room, which has the same luxury vinyl flooring.

The kitchen has shaker style units which comprise of both floor level and eye level cupboards, as well as drawers. It has a built-in stainless steel electric double oven, a four-ring gas hob and extractor fan. Plumbing for a dishwasher and space for an upright fridge freezer.

The utility room has plumbing for a washing machine, space for a tumble dryer, additional cupboards in the same style as the kitchen units and a stainless-steel sink. It houses the Worcester combination gas central heating boiler and has the rear entrance door to the garden.

Upstairs there are four bedrooms (three double). The master bedroom has a built-in wardrobe and an en-suite shower room. The en-suite includes an Aqualisa mixer shower, a shaver point, and is well ventilated with a window and an extractor fan.

Bedroom two also has built in wardrobes, number three overlooks the rear garden and bedroom four could easily accommodate a single sized bed and storage units, but is currently utilised as a home office.

It's worth mentioning the bright and airy gallery style landing which brings a feeling of even more space to the property.

The family bathroom has an off tap mixer shower, glass shower screen, shaver point, extractor and window.

The property is deceptive from the front and it sits in a corner plot, with neighbours only on one side. The front of the house is neatly screened by mature hedges and trees. Around to the rear of the property is a good sized family garden with paved patio and a lawned area, ready for that landscaping touch. A rear gate leads out on to the rear driveway which is shared with one neighbouring property and has parking for up to three cars. It leads to a semi-detached double sized garage with twin opening doors and has space for storage in the roof.

Good to know: The property has uPVC double glazing throughout, gas central heating and a south facing rear garden which catches the sun all afternoon until sunset.







ENTRANCE HALLWAY 4.47m x 1.92m (14'8" x 6'4")

GROUND FLOOR WC 1.86m x 1.06m (6'1" x 3'6")

LOUNGE 5.95m x 3.63m (19'6" x 11'11")

PLAYROOM/OFFICE 3.06m x 2.78m (10'0" x 9'1")

DINING KITCHEN 5.98m x 2.88m (19'7" x 9'5")

UTILITY ROOM 2.87m x 1.65m (9'5" x 5'5")

BEDROOM ONE 3.72m x 3.62m (12'2" x 11'11")

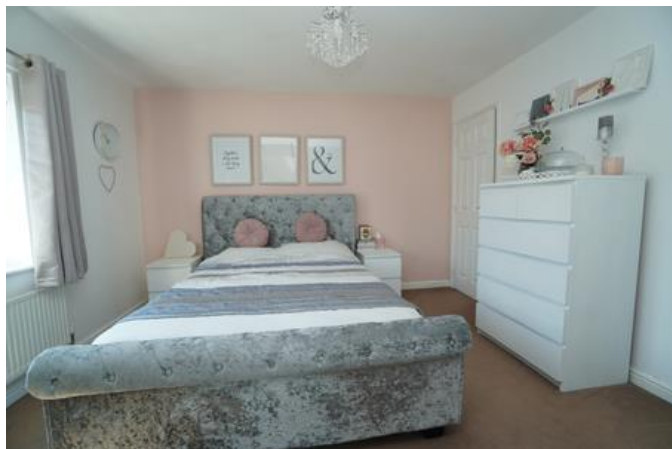
EN-SUITE SHOWER ROOM

BEDROOM TWO 3.59m x 2.81m (11'10" x 9'2")

BEDROOM THREE 3.01m x 3.71m (9'11" x 12'2")

BEDROOM FOUR 2.69m x 2.00m (8'10" x 6'7")

FAMILY BATHROOM 2.09m x 1.97m (6'11" x 6'6")



## TO FIND THE PROPERTY

Leave Loughborough along the A6 Derby Road continuing ahead at the Bishop Meadow roundabout, almost heading out of the town where you should take the next turning left into Darwin Crescent where the property is situated immediately on the right hand side as identified by the agent's 'For Sale' board.

## 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 E.

## DISCLAIMER

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## 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. 62.5 sq. metres (672.3 sq. feet)



### First Floor

Approx. 62.6 sq. metres (673.6 sq. feet)



Total area: approx. 125.0 sq. metres (1346.0 sq. feet)



