



## Adam Dale, Loughborough



**£245,000**

- MODERN MID TOWN HOUSE
- EXTENDED TO REAR
- GARDEN CONSERVATORY
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- LOUGHBOROUGH UNIVERSITY NEARBY
- FREEHOLD
- EPC rating C



For parents of University students looking to purchase a suitable property nearby, this could be the one for you!

This three bedroom mid town house would make an ideal property for those studying at Loughborough University or equally a purchaser seeking a highly convenient edge of town location within walking distance to bars, restaurants and shops, the Loughborough University campus and nearby amenities etc.

The property is for sale with no chain and occupies a larger than average plot, single car drive and garage.

Enter the home through the hallway, having wood laminate flooring that spans throughout the entire ground floor and with a handy ground floor wc. The lounge diner is to the rear having a large under stairs storage cupboard and French doors leading into a brick and uPVC double glazed garden conservatory which has lights, power sockets and rear entrance door leading in to the garden.



The kitchen is at the front of the property where there is built in electric oven, four ring gas hob and extractor, plumbing for a washing machine, integrated dishwasher, space for an upright fridge freezer, ceiling spotlights and concealed brand new Vallant combination gas central heating boiler installed 2023.

On the first floor there are two double bedrooms neatly served by a central modern bathroom with a shower bath having an over bath mixer shower with rain style shower head and separate attachment, vanity style WC and sink, half height and fully tiled walls, ceiling spotlights and extractor fan.

Up on the second floor is the master bedroom having a range of built in wardrobes and an ensuite shower room with a separate shower enclosure having a mixer shower, tiled splashbacks and extractor fan. Situated off the second floor landing is a large walk in style store cupboard.

The property occupies a cul-de-sac location with various walk ways through to the town centre and this designated area is controlled by a parking permit arrangement with Charnwood Borough Council.

Good to know the property has uPVC double glazing throughout and gas central heating.

To find the property, proceed from Loughborough University main entrance heading south along Epinal Way to the first roundabout turning left on to Forest Road and next left in to Moorhen Way where at the T junction you should turn right on to Adam Dale where the property is situated directly ahead as identified by the agent's 'For Sale' board.

ENTRANCE HALL 1.91m x 2.81m (6'4" x 9'2")

GROUND FLOOR WC 0.98m x 1.7m (3'2" x 5'7")

LOUNGE DINER 3.72m x 4.88m (12'2" x 16'0")

GARDEN CONSERVATORY 2.92m x 3m (9'7" x 9'10")

KITCHEN 2.46m x 3.18m (8'1" x 10'5")

BEDROOM TWO 2.43m x 3.71m (8'0" x 12'2")

BEDROOM THREE 2.64m x 3.71m (8'8" x 12'2")

BATHROOM 1.66m x 2.07m (5'5" x 6'10")

BEDROOM ONE 3.72m x 5.67m (12'2" x 18'7")

EN-SUITE SHOWER ROOM 1.64m x 2.18m (5'5" x 7'2")

LARGE STORE 1.98m x 2.03m (6'6" x 6'8")





## 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 D.

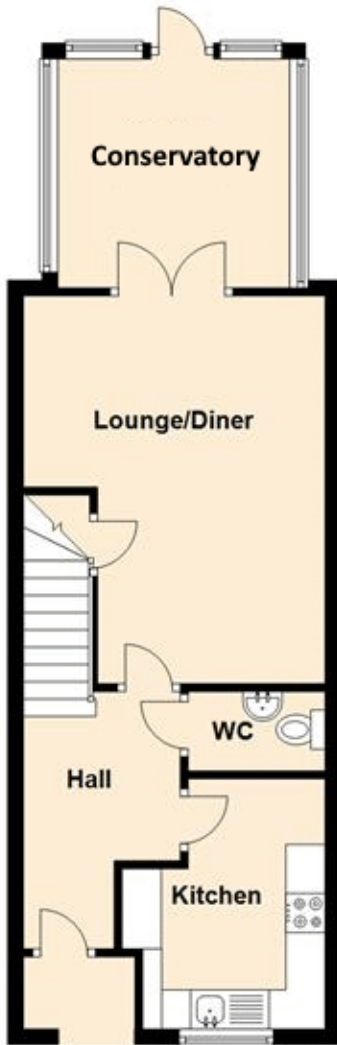
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed 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.

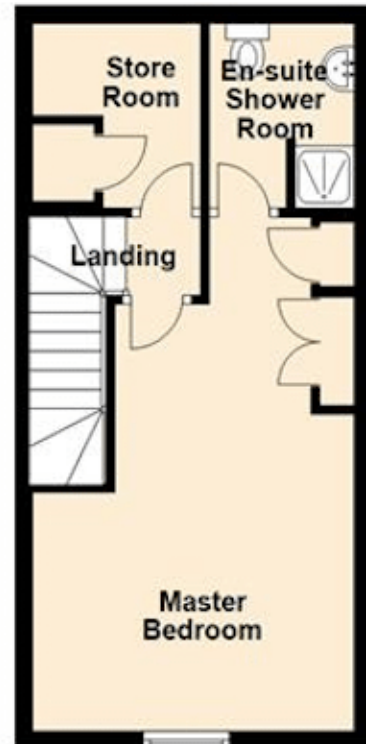
Ground Floor



First Floor



Second Floor





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