



All Saints View,  
Loughborough



**£315,000**

- SEMI-DETACHED MEWS HOME
- EXCLUSIVE GATED DEVELOPEMENT
- FOUR BEDOOMS
- OPEN PLAN LIVING DINING KITCHEN
- SET AMONGST LOCAL NATURE GARDEN
- BEAUTIFUL CHURCH VIEWS ADJACENT
- FREEHOLD
- EPC rating C



If Town Centre living where a short stroll to the shops, bars and restaurants is what they've been seeking, ... then look no further! All Saints View is an exclusive gated development right beside the magnificent All Saints Church and of equal appeal to the professional or downsizing couple, or families after that 'community feel' location.

The quality stylish accommodation is arranged over three floors with large versatile rooms, open ground floor living space for entertaining along with direct access from the rear into local Rectory Wildlife Nature Gardens - a local community space with picnic benches, seats and bringing a real sense of calm to the location.

Inside you are met with white-washed walls, high reach ceilings and tiled flooring throughout the entire ground floor bringing a clean-lined, modern feel to the interior. Enter through the solid oak entrance door into the hallway where there is a handy ground floor W.C. and the hall leads into open plan living dining kitchen. The contemporary German design kitchen units include a full height, integrated fridge freezer, dishwasher, stainless steel electric oven and microwave, five ring gas hob and extractor hood. The dining bar connects to kitchen area with a living space and offers a great area for gathering with friends. The lounge area has room for a sofa arrangement and/or dining table if desired with a solid oak door leading out into the courtyard garden.





Up on the first floor, there are three bedrooms (two double) with one of which currently utilised as a home office and the single size bedroom lending itself to use as a dressing room, children's nursery or smaller 'work from home' space. The first-floor principal bathroom features of four-piece suite with separate corner shower enclosure fully tiled walls and floor and chrome heated towel radiator.

The master bedroom sits on the second floor within the eaves creating an interesting shape, with Velux window to the front and views to the rear over Fearon Hall and the nature gardens. Serving the top floor is an additional stylish shower room with WC and sink.

Electrically operated gates open to reveal a shared front driveway courtyard with dedicated off-road parking for one car and gated access to the side leading to the rear planted courtyard garden.

Direct access from the rear courtyard leads through a gate and into the Rectory Wildlife Garden, a local community initiative which has created a beautiful nature garden for wildlife and wildflower areas, and where there are picnic benches and seats, and grassed areas for summertime relaxation! This community garden is gated and locked overnight.

Good to know; Property has quality wood framed double glazed windows throughout. Gas central heating. For sale with no chain. There is an annual maintenance charge of £480

To find the Property; head into Loughborough on the A6 Derby Road where you'll eventually meet the traffic lights prior to The Rushes. Turn left onto Bridge Street continuing ahead at the traffic lights and taking the next turning right into tree lined Rectory Place and where All Saints View is situated upon the left-hand side as identified by the Agents For Sale board.

HALLWAY 6.53m x 1.28m (21'5" x 4'2")

GROUND FLOOR W.C. 1.71m x 0.83m (5'7" x 2'8")

LIVING DINING KITCHEN 7.94m x 6.03m (26'0" x 19'10")

BEDROOM ONE 4.08m x 3.98m (13'5" x 13'1")

SHOWER ROOM 2.17m x 0.91m (7'1" x 3'0")

BEDROOM TWO 4.4m x 2.9m (14'5" x 9'6")

BEDROOM THREE 3.3m x 2.9m (10'10" x 9'6")

BEDROOM FOUR 3.35m x 1.87m (11'0" x 6'1")

BATHROOM 3.59m x 1.88m (11'10" x 6'2")





## 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 an annual maintenance charge of £480 for communal area upkeep.

## 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.

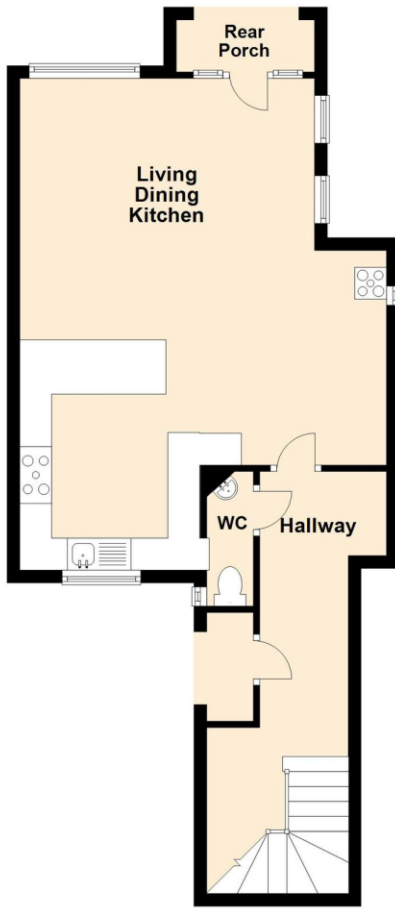
## REFERRALS

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. 51.5 sq. metres (554.5 sq. feet)



### First Floor

Approx. 55.6 sq. metres (598.4 sq. feet)



### Second Floor

Approx. 22.6 sq. metres (242.7 sq. feet)



Total area: approx. 129.7 sq. metres (1395.6 sq. feet)



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