



Mayfield Drive, Loughborough



£315,000

- STUNNING SEMI-DETACHED HOUSE
- EXTENDED ACCOMMODATION
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR W.C.
- BEAUTIFUL MATURE GARDENS
- FREEHOLD
- EPC rating COMING SOON



An impressive stylish interior with character, mature beautifully kept gardens and walkable town Centre location is all an offer here with this 1930s, extended semi-detached family home.

The instantly appealing property would make a great home for the young and growing family and is within Mountfields Primary School catchment as well as walking distance to Loughborough University and the Amherst Schools.

The impressive accommodation has a modern yet heritage feel throughout including original 1930s panelled doors and has been extended to the front creating an extremely useful front porch. This area is large enough for a pushchair and leads to the attractive character style staircase and useful understairs storage pantry with shelving and light.

The lounge sits to the rear enjoying views of the garden and with French doors leading out onto the patio idea for summer entertaining. The room also centres around a character tiled fireplace with living flame effect gas fire and picture rail. The dining room is at the front also with an open tiled fireplace and enjoying a large box bay window which floods the room with light.



The striking contemporary kitchen has enough space for a breakfast bar, integrated appliances including a slimline dishwasher, built-in electric oven, four ring gas hob and extractor, space for an upright fridge freezer, plumbing for a washing machine and a door leading into a side porch with handy ground floor W.C. and side entrance door to outside.

Upstairs there are three bedrooms (two double) with number one to the rear, overlooking the gardens and a fully modernised family bathroom. The stylish bathroom features a four piece vanity suite including a separate shower enclosure with mixer shower having a rain style showerhead and separate attachment, chrome heated towel radiator, fully tiled walls and floor, ceiling spotlights, extractor fan and two windows.

The Vendors have invested hours of time and expense into their beautiful gardens which are a joy to wander through! They have been designed for privacy with plenty of mature trees surrounding the rear yet with the garden still enjoying a sunny aspect. There is a rear paved patio and heritage brick, herringbone design path leading to the bottom of the garden where there is space for a garden shed. Lawned gardens are surrounded by well stocked borders, shrubs, flowers and maturing trees and space for a greenhouse. To the front is a retaining front wall and planted front border along with a single car driveway and gated access to the side leading to the rear of the property.

Good to know; the property has uPVC double glazing throughout. Gas central heating powered by a combination boiler located in a cupboard in the bathroom.

To find the property, proceed from the town heading on Southfields Road alongside Charnwood Borough Council offices, this leads onto Royland Road where you should eventually fork left onto Park Road and immediately right at the mini island onto Beacon Road. Take the next turning left onto Mayfield Drive where the property is situated on the right hand side as identified by the Agents For Sale board.



PORCH 1.76m x 1.5m (5'10" x 4'11")

HALLWAY 3.09m x 1.98m (10'1" x 6'6")

LOUNGE 4.06m x 3.46m (13'4" x 11'5")

DINING ROOM 3.85m x 3.46m (12'7" x 11'5")

BREAKFAST KITCHEN 3.23m x 3.07m (10'7" x 10'1")

BEDROOM ONE 4.06m x 3.46m (13'4" x 11'5")

BEDROOM TWO 3.31m x 3.21m (10'11" x 10'6")

BEDROOM THREE 2.13m x 2.12m (7'0" x 7'0")

BATHROOM 3.07m x 1.98m (10'1" x 6'6")





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

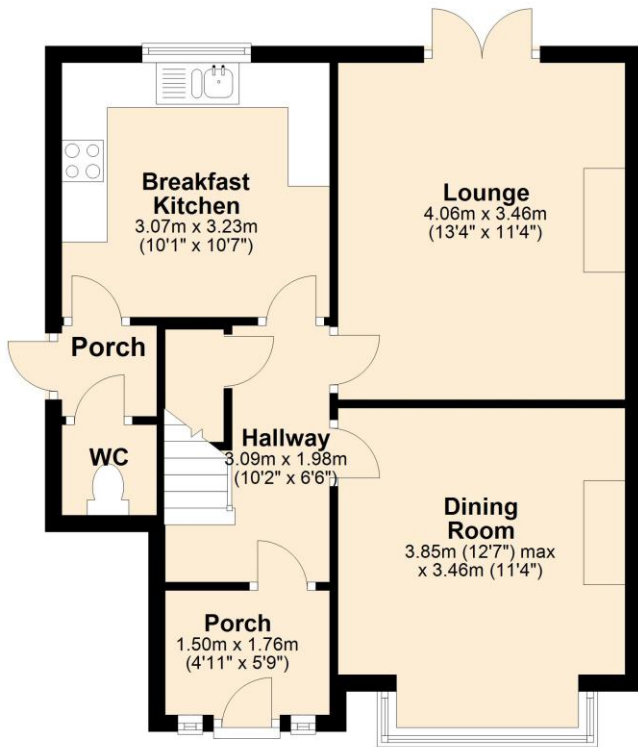
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

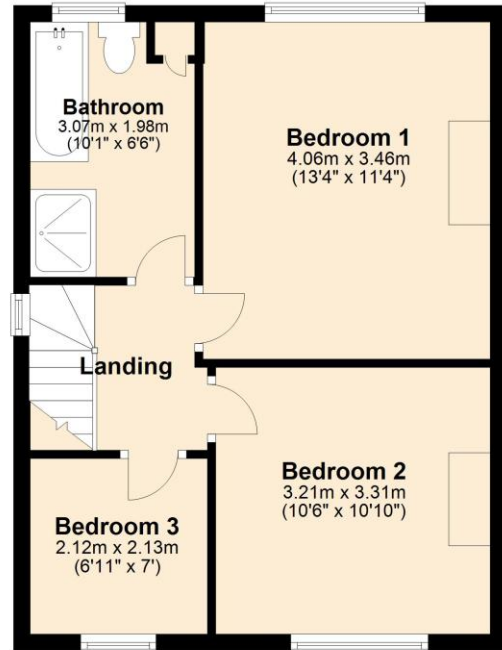
Ground Floor

Approx. 49.0 sq. metres (527.0 sq. feet)

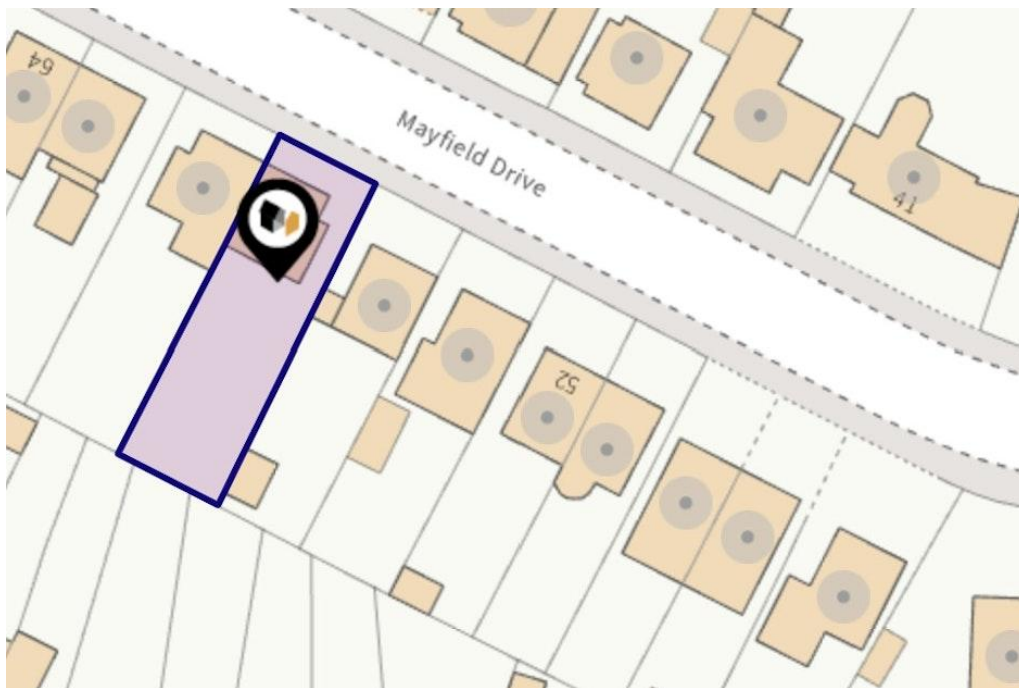


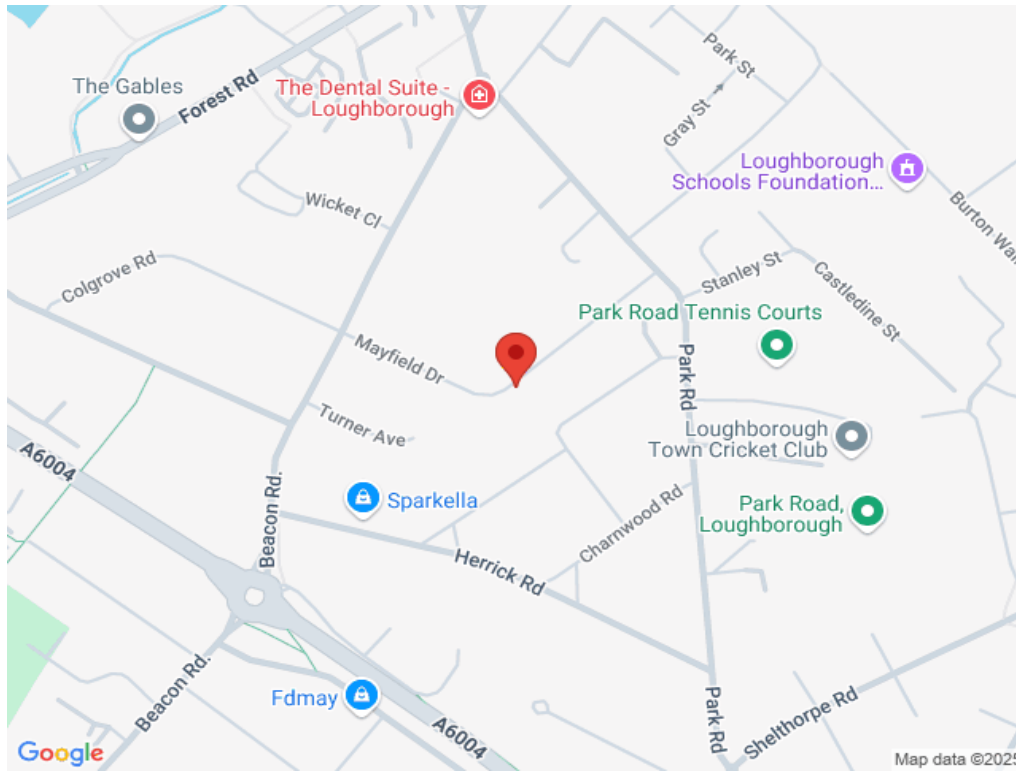
First Floor

Approx. 40.9 sq. metres (439.7 sq. feet)



Total area: approx. 89.8 sq. metres (966.7 sq. feet)





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