



James Avenue, Loughborough



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£300,000

- EXTENDED DETACHED HOME
- THREE DOUBLE BEDROOMS
- LIVING DINING KITCHEN
- SEPARATE DINING ROOM
- GROUND FLOOR W.C.
- CUL-DE-SAC LOCATION
- FREEHOLD
- EPC rating D



A beautifully presented, updated and extended property offering potential buyers a 'ready to move into' detached family home, offering an impressive and versatile interior occupying a highly convenient quite cul-de-sac location, and within walking distance of local amenities including Morrisons, pharmacy and post office amongst others

The property would make a great home for the young and growing family, offering stylish wood laminate flooring throughout the ground floor, UPVC double glazing and gas central heating.

Enter through the hallway with plenty of space to kick off the shoes and coats, leading to a handy ground floor WC and directly into the lounge.

The generous lounge is to the front of the property centred around a focal point fireplace, bay window and door leading to the dining kitchen. The kitchen has been entirely updated and features a contemporary shaker style range of base, draws and eye-level units with built-in stainless steel electric double oven, five ring gas hob, space and plumbing for both a slimline dishwasher and washing machine and a dining bar to seat three to four people.



The dining kitchen offers open plan arrangements with a convenient breakfast bar. As you walk through the open plan space you pass through a sitting area and into a separate dining room where you can dine whilst overlooking the garden. This room also has separate patio door access leading out into the garden, ideal for summer entertaining.

Upstairs there are three double bedrooms, with the master bedroom being considerably larger than average, each with space for freestanding wardrobes and the stylish bathroom has been entirely re-modelled featuring twin vanity sinks, a separate shower enclosure with Triton electric shower, low level WC and modern 'shower-board' walls.

The outside there is a multiple car side driveway leading to a detached brick built single garage, where leading off the back of the garage is an attached brick-built workshop. Gated access to the side leads to a fully enclosed low maintenance garden with sun deck, gravelled areas and artificial lawn for the sun loungers!

The cul-de-sac location is just a short stroll from shops including Morrisons and the Post Office, doctors' surgery and chemist as well as Stonebow Primary school and delightful countryside walks in the Garendon Park Estate.

To find the property; Proceed North on Epinal Way heading to the last roundabout and continuing ahead onto Maxwell Drive. Take the fourth turning right onto Stewart Drive and left onto James Avenue where the property is situated on the left hand side as identified by the agents 'For Sale' board.



HALLWAY 2.82m x 2.77m (9'4" x 9'1")

GROUND FLOOR W.C. 1.83m x 0.93m (6'0" x 3'1")

LOUNGE 4.13m x 3.86m (13'6" x 12'8")

DINING KITCHEN 6.04m x 2.54m (19'10" x 8'4")

SITTING/DINING AREA 2.89m x 2.1m (9'6" x 6'11")

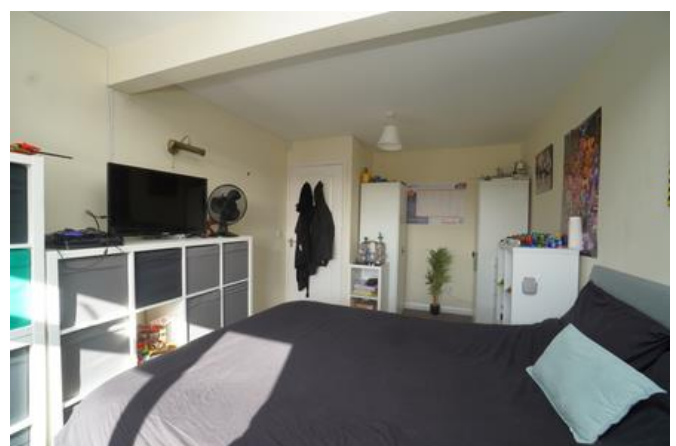
DINING ROOM 2.89m x 2.41m (9'6" x 7'11")

BEDROOM ONE 3.81m x 3.27m (12'6" x 10'8")

BEDROOM TWO 5.35m x 3.14m (17'7" x 10'4")

BEDROOM THREE 3.12m x 2.68m (10'2" x 8'10")

SHOWER ROOM 2.81m x 2.24m (9'2" x 7'4")





SERVICES

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

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.

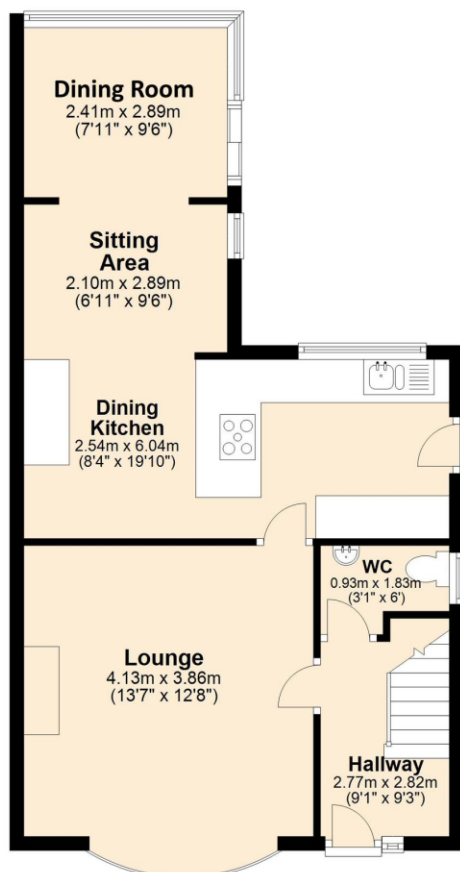
REFERRALS

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.



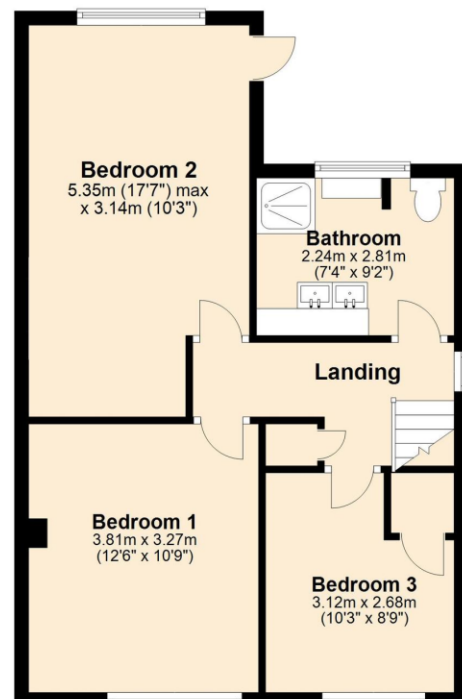
Ground Floor

Approx. 56.9 sq. metres (612.3 sq. feet)



First Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



Total area: approx. 107.3 sq. metres (1155.3 sq. feet)



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