



Lindisfarne Drive,
Loughborough



£400,000

- EXTENDED DETACHED PROPERTY
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- UTILITY ROOM
- GROUND FLOOR W.C.
- EN-SUITE SHOWER ROOM
- FREEHOLD
- EPC rating D



A quiet edge of Garendon estate cul-de-sac along with beautiful countryside walks around the corner, is the setting for this immaculate detached family home!

The deceptive accommodation has been extended across the rear creating larger ground floor living, making this a great home for the young and growing family and falling into the Stonebow Primary School catchment which is just a short stroll away.

The interior has a modern feel throughout and you enter through the contemporary composite front entrance door into a good size hallway. The entrance has luxury vinyl wood effect flooring and handy ground floor WC with half height tiling and chrome heated towel radiator.

The lounge is to the rear centred around a living flame effect gas fireplace and with sliding doors leading into the rear extension which is currently utilised as a children's family room. This space has tiled flooring, storage cupboards and French doors leading out into the garden ideal for summer entertaining. This room is also partially open-plan to the generous kitchen.

The kitchen has a shaker style range of base, drawers and eye-level units, integrated Bosch electric double oven, four ring gas hob and extractor and integrated dishwasher. There are also ceiling spotlights, solid wood butchers block style work surfaces, continuation of the tile floor from the family room, space for American style fridge freezer and connecting door to the utility room.



The utility has plumbing for washing machine, additional sink and houses the Gloworm conventional gas central heating boiler.

Leading off the hallway is a separate dining room which is a versatile space lending itself to use as a separate playroom, home office or hobby space etc.

Upstairs there are four bedrooms (three double) and even bedroom four is a good size single which could accommodate a three-quarter size bed. The master bedroom has a range fitted mirrored wardrobes and ensuite shower room with corner shower enclosure, mixer shower with rain style showerhead and separate attachment, vanity wash hand basin, W.C. tiled splashbacks, extractor, shaver point and window.

The property occupies this quiet cul-de-sac location within Thorpe Acre and just around the corner from direct access into the Garendon Park Estate which has recently been reopened to the public and a short stroll to the Obelisk, Temple of Venus, various walking paths and in the other direction, Dishley nature reserve. Local amenities, including Morrisons supermarket, Post Office and Doctors surgery are all nearby on Maxwell Drive.

To the outside of the property has a broad block paved frontage providing parking for approximately three cars side-by-side, this leads to an integral single garage with electrically operated door, light, power and internal pedestrian door from the hallway. Gates access to the side leads around to a pleasant garden with full width surrounding borders and shrubs and garden shed.

Good to know: the property has uPVC double glazing throughout. Gas central heating powered by a conventional Glow Worm gas boiler located in the utility room.

To find the Property, proceed north on Epinal way continuing ahead at the last roundabout onto Maxwell Drive. Take the sixth turning on the left-hand side into Mount Grace Road and next right into Lindisfarne Drive following the road all the way to the end and head of the cul-de-sac, where the property is situated on the right hand side as identified by the agents for sale board.



HALLWAY 4.49m x 0.99m (14'8" x 3'2")

LOUNGE 4.48m x 3.63m (14'8" x 11'11")

FAMILY ROOM 4.48m x 2.29m (14'8" x 7'6")

KITCHEN 6.09m x 2.87m (20'0" x 9'5")

UTILITY ROOM 1.74m x 1.56m (5'8" x 5'1")

DINING ROOM 3.39m x 2.68m (11'1" x 8'10")

BEDROOM ONE 3.61m x 3.27m (11'10" x 10'8")

EN-SUITE SHOWER ROOM 1.99m x 1.31m (6'6" x 4'4")

BEDROOM TWO 3.44m x 2.77m (11'4" x 9'1")

BEDROOM THREE 3.31m x 2.64m (10'11" x 8'8")

BEDROOM FOUR 2.64m x 2.6m (8'8" x 8'6")

BATHROOM 2.43m x 1.84m (8'0" x 6'0")





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.

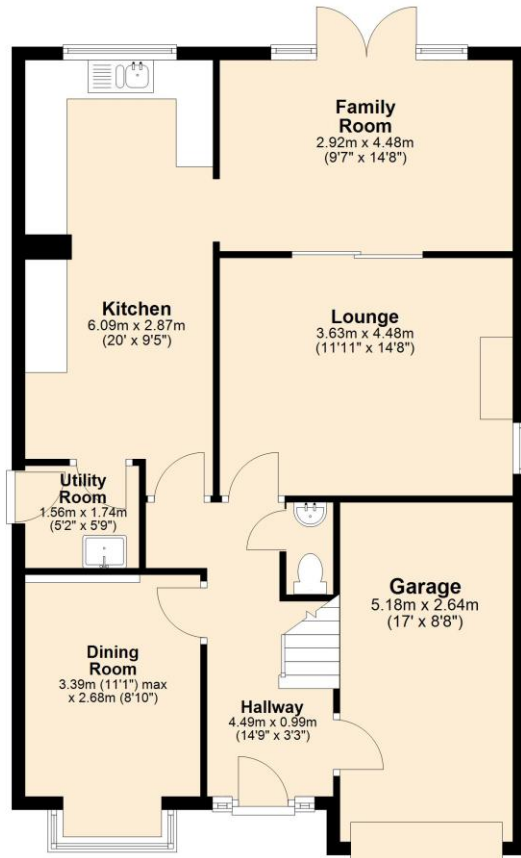
REFERRALS

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.



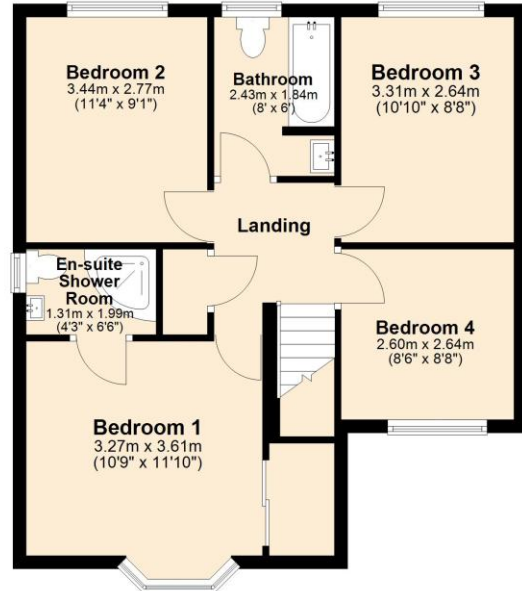
Ground Floor

Approx. 81.8 sq. metres (881.0 sq. feet)

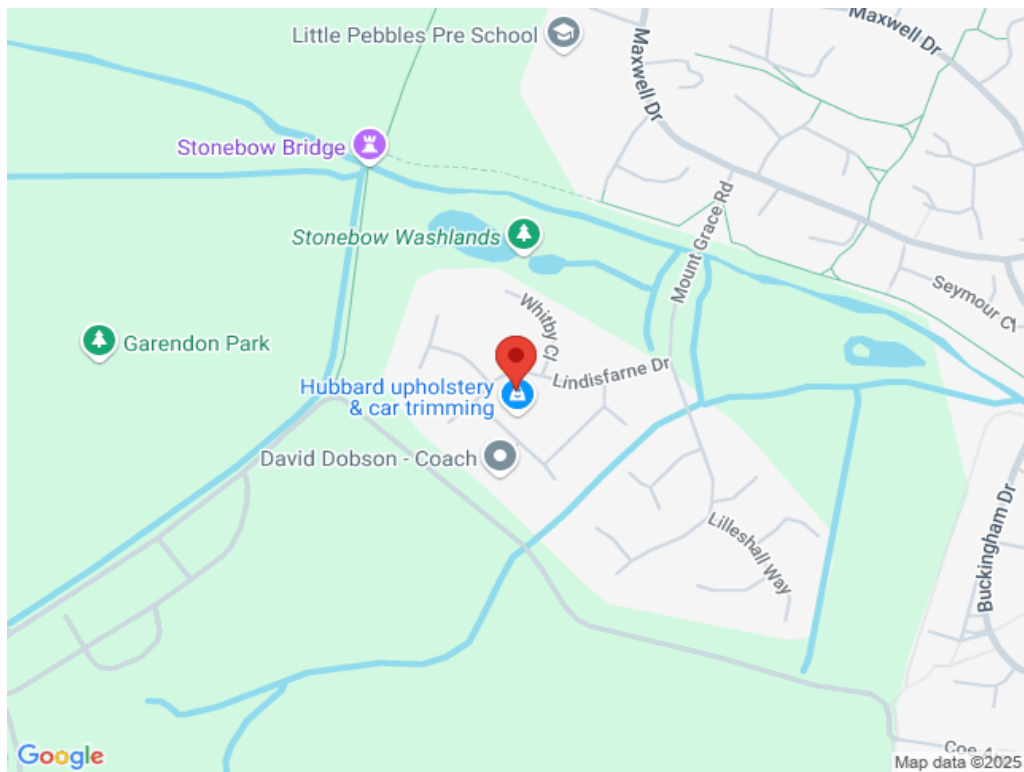


First Floor

Approx. 54.8 sq. metres (590.1 sq. feet)



Total area: approx. 136.7 sq. metres (1471.0 sq. feet)



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