



Haddon Way, Loughborough



£260,000

- THREE BEDROOM TOWN HOUSE
- MODERN KITCHEN
- OPEN PLAN LIVING
- SINGLE GARAGE
- UPVC DOUBLE GLAZED
- RECENTLY FITTED BOILER
- FREEHOLD
- EPC rating C



A well-presented three-bedroom townhouse situated in a sought-after residential area of Loughborough, offering flexible accommodation set across three floors. The property is being sold with no upward chain.

On the ground floor, the home comprises a spacious entrance hallway leading to a double bedroom (bedroom three), a convenient WC, and a separate utility room with access to the south-west facing rear garden — a private and sunny outdoor space ideal for relaxing or entertaining.

The first floor features a bright and airy open-plan living, dining, and kitchen area, perfect for modern living and entertaining. The recently fitted Wren kitchen includes contemporary units, integrated appliances, and generous workspace, all thoughtfully designed for both style and practicality.

On the top floor, you'll find two well-proportioned bedrooms, including a master bedroom with its own ensuite shower room, and a separate family bathroom serving the second bedroom.

The property also benefits from gas central heating, with a boiler replaced approximately three years ago, ensuring energy efficiency and peace of mind for the new owners.

Externally, there is a driveway providing off-road parking for two vehicles, along with a garage offering secure parking or useful storage space.

Haddon Way is ideally located within easy reach of Loughborough town centre, local amenities, reputable schools, and excellent transport links including the M1 and Loughborough train station.



LOUNGE 2.78m x 4.47m (9'1" x 14'8")

KITCHEN 2.68m x 1.93m (8'10" x 6'4")

DINING ROOM 4.9m x 2.7m (16'1" x 8'11")

BEDROOM ONE 4.47m x 2.82m (14'8" x 9'4")

EN-SUITE 1.8m x 2.02m (5'11" x 6'7")

BEDROOM TWO 3.3m x 2.36m (10'10" x 7'8")

BEDROOM THREE 3.73m x 2.54m (12'3" x 8'4")

WC 1.9m x 1m (6'2" x 3'4")

BATHROOM 2.11m x 2.01m (6'11" x 6'7")

SERVICES & TENURE

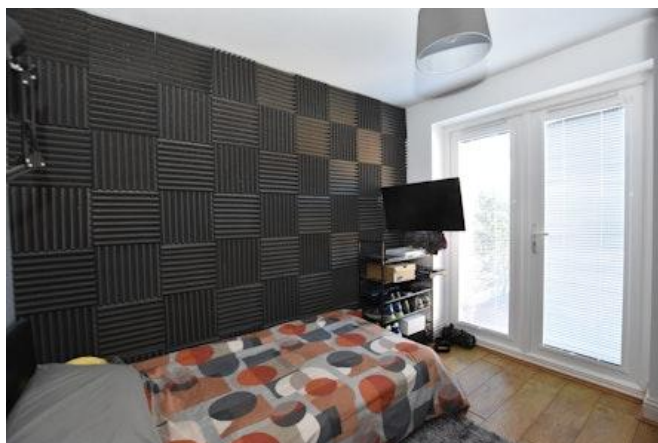
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D

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

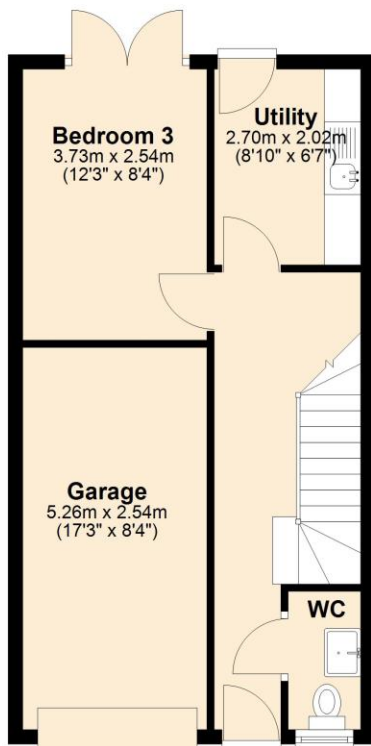
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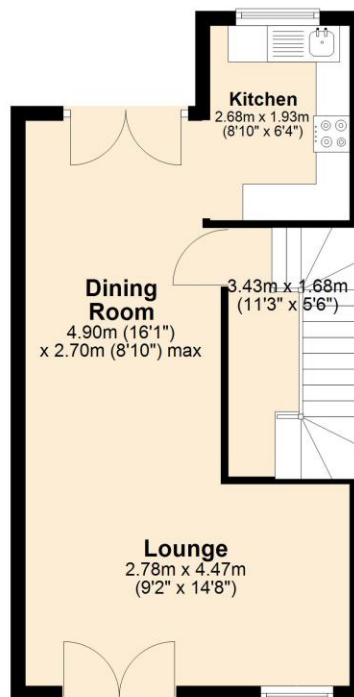
Ground Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



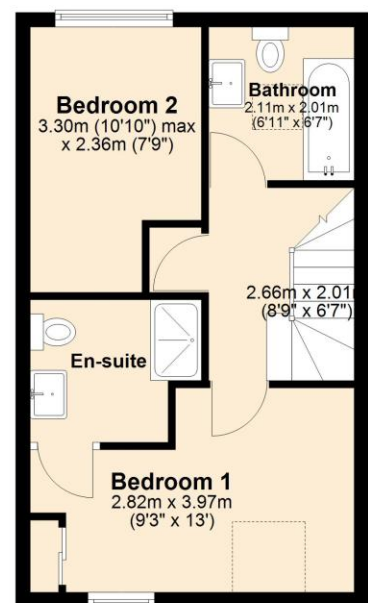
First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Second Floor

Approx. 34.3 sq. metres (369.0 sq. feet)



Total area: approx. 114.0 sq. metres (1226.9 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk