



Mayfield Drive, Loughborough



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Offers over £280,000

- EXTENDED
- KITCHEN DINER
- UPVC DOUBLE GLAZED
- DRIVEWAY FOR TWO CARS
- DOWNSTAIRS WC
- GREAT LOCATION
- FREEHOLD
- EPC rating D



Situated on the ever popular Mayfield Drive, this attractive three bedroom semi detached home has been extended to the rear, offering spacious and well-planned accommodation ideal for family living. The property benefits from off-road parking, a generous garden, and excellent commuter links, making it a fantastic opportunity for a wide range of buyers.

On entering, you are welcomed by a large hallway that provides a great sense of space and leads to the main living areas. The ground floor features a bright and comfortable lounge, while to the rear, the property has been extended to create a spacious kitchen and dining area. This area is filled with natural light from Velux windows and offers plenty of room for both cooking and entertaining, complete with a large cooker. The ground floor also includes a useful utility room and a convenient downstairs WC.

Upstairs, there are three bedrooms — two good-sized doubles and a single bedroom — all well presented. The master bedroom benefits from fitted wardrobes providing excellent storage. The family bathroom is neatly finished and complements the home's practical layout.

Outside, the property enjoys off-road parking on the private driveway and a pleasant rear garden, ideal for outdoor dining, children's play, or simply relaxing.

Mayfield Drive is a sought-after location in Loughborough, offering superb commuter links to Leicester, Nottingham, and Derby via the M1 and A6, as well as easy access to Loughborough train station for direct services to London and other major cities. The area is also well served by local schools, shops, and amenities, making it an ideal choice for families and commuters alike.



LOUNGE 3.54m x 3.46m (11'7" x 11'5")

SITTING ROOM 3.97m x 3.46m (13'0" x 11'5")

KITCHEN DINER 2.66m x 1.88m (8'8" x 6'2")

UTILITY 2.7m x 1.88m (8'11" x 6'2")

BEDROOM ONE 3.97m x 3.52m (13'0" x 11'6")

BEDROOM TWO 3.54m x 3.52m (11'7" x 11'6")

BEDROOM THREE 2.47m x 1.82m (8'1" x 6'0")

BATHROOM 2.7m x 1.82m (8'11" x 6'0")

SERVICES & TENURE

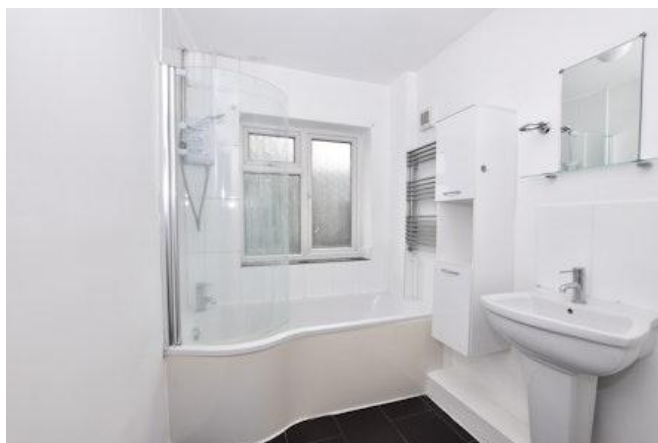
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

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

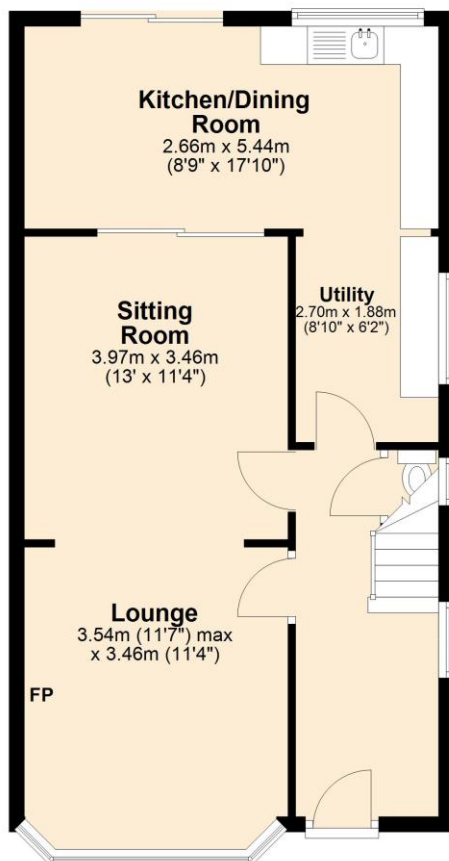
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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.





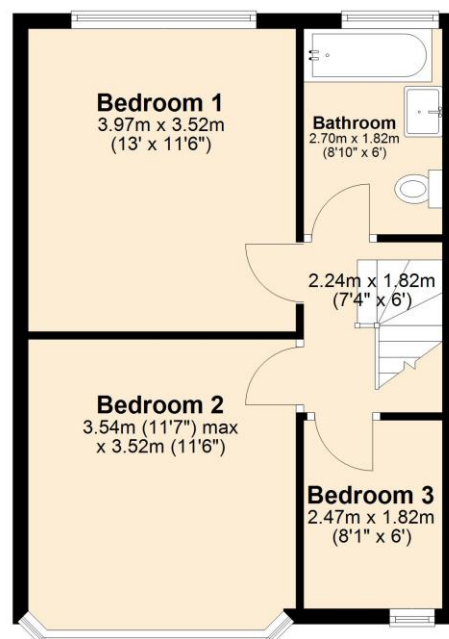
Ground Floor

Approx. 56.9 sq. metres (612.5 sq. feet)

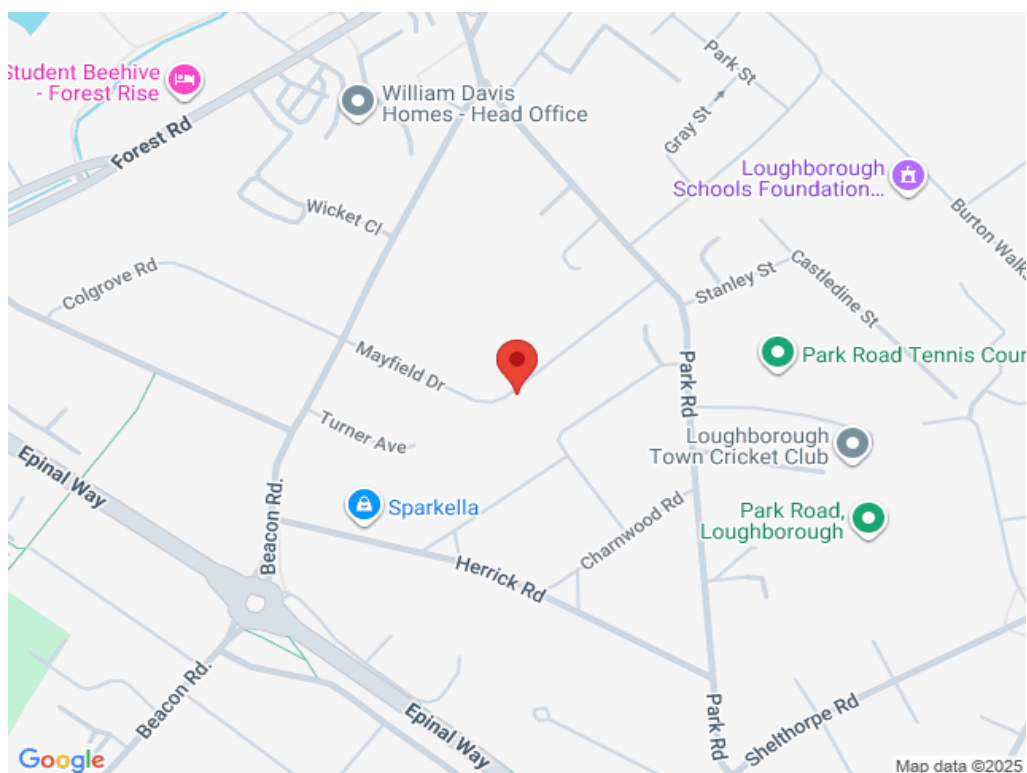


First Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



Total area: approx. 98.7 sq. metres (1062.2 sq. feet)



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