



123 Parklands Drive, Loughborough

£350,000 Freehold

Time to embrace the work-from-home dream? If you're looking for a house that combines the dream family home with a spacious workspace, then this extremely well cared-for property on Parklands Drive is the one you've been waiting for! This property must be viewed to be appreciated.

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Internally, the property benefits from an entrance hallway, which provides access to the light-filled bay-fronted living room, the intelligently-designed kitchen, and the stairs to the upper floor. The kitchen cleverly combines high-spec appliances and generous storage space, whilst remaining visually spectacular, becoming a true feature of the property. The kitchen also opens into the surprisingly roomy utility room, which has been constructed as part of the extension works. Accessed from the exterior of the home, the property features a truly rare addition in the form of a beautifully designed salon with W.C., ideal for a beautician, hairdresser or other small business! The ground floor accommodation is completed by the fantastic conservatory to the rear of the lounge, perfect for a sunny day.

Upstairs, the property is home to three bedrooms, all three of which are equipped with generous built-in wardrobes. The upper floor also benefits from a very well-equipped bathroom, complete with a bathtub and shower above.

Externally, the property is served by an excellent multi-car driveway to the front, as well as a large landscaped garden to the rear.

Parklands Drive is extremely well connected, with nearby bus routes providing excellent access to Loughborough town centre, as well as close proximity to Outwoods Edge Primary School and Woodbrook Vale Secondary School. The street lies away from the hustle and bustle of town centre life, and provides an extremely relaxed environment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Hallway

8' 5" x 8' 6" (2.56m x 2.60m)

Living Room

20' 2" x 11' 3" (6.15m x 3.43m)

Kitchen

14' 0" x 8' 6" (4.27m x 2.60m)

Conservatory

10' 8" x 12' 1" (3.24m x 3.69m)

Utility Room

11' 0" x 11' 10" (3.35m x 3.60m)

Salon

16' 4" x 10' 5" (4.97m x 3.18m)

Salon W.C.

3' 2" x 4' 6" (0.97m x 1.38m)

Master Bedroom

12' 4" x 11' 5" (3.75m x 3.49m)

Bedroom Two

10' 0" x 11' 3" (3.04m x 3.44m)

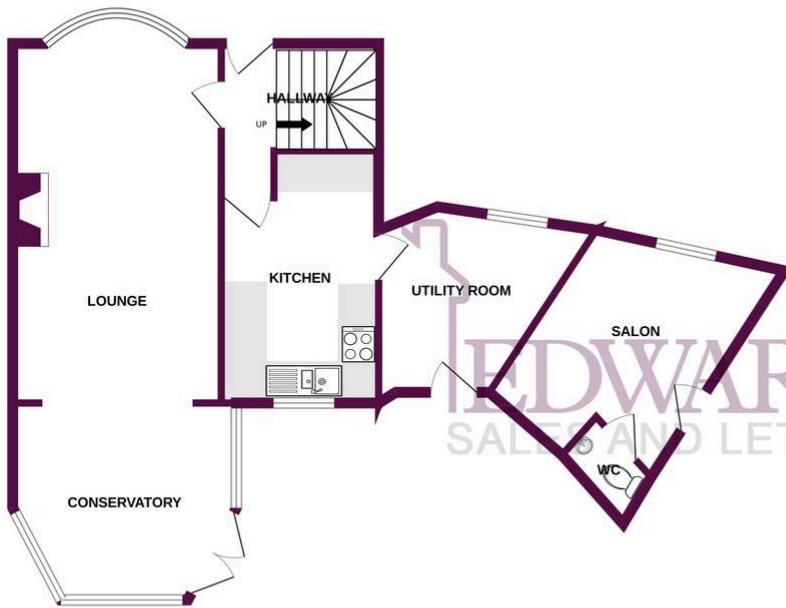
Bedroom Three

7' 1" x 8' 7" (2.15m x 2.62m)

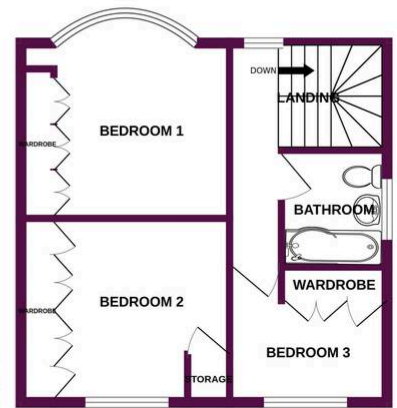
Bathroom

6' 5" x 5' 6" (1.96m x 1.67m)

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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