



8 Francis Drive, Loughborough

£275,000 Freehold

Extended, upgraded and truly brilliant! This three-bedroom semi-detached property on Loughborough's Francis Drive is absolutely exceptional!

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The home is formed of an immaculate entrance hallway, with luxurious vinyl plank flooring, which provides access to both the living room and the kitchen. The living room is a sublime space, benefitting from a characterful bay window, fitted fireplace and French doors opening into the extended dining room. The dining room itself has a delightful sliding patio door to the rear, whilst also feeding into the extended kitchen. Featuring fitted cabinetry, an in-built breakfast bar and integrated extractor hood, as well as providing space for freestanding appliances, the kitchen is suitably equipped for an extensive variety of uses.

The upper floor of this impressive property continues with three fantastic bedrooms – two doubles and a generously-sized single. The master bedroom has a lovely sunny aspect and the third bedroom offers built-in storage, whilst the second bedroom provides a beautiful outlook over the rear garden. The first floor is completed by the well-equipped family bathroom, featuring a bath with shower above, a sink and a W.C.

Externally, the property is served by meticulously-maintained gardens to the front and rear, as well as a multi-car driveway to the side of the home and a detached garage. The rear garden is a true highlight, with a fabulous area of decking, a patio, and a sizeable lawn.

Francis Drive is well connected for public transport, with the nearest bus stop just a single street away. Families will be delighted by the proximity to Robert Bakewell primary school, with Charnwood College also readily accessible. The excellent proximity to Gorse Covert is ideal for walkers, whilst the nearby Morrisons supermarket is also a welcome convenience.

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 license 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, Moss Solicitors, Idyll Mortgages and/or Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser 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.

Council Tax band: C

Tenure: Freehold



Hallway

11' 9" x 5' 11" (3.59m x 1.80m)

Living Room

16' 3" x 11' 3" (4.96m x 3.42m)

Kitchen

12' 10" x 8' 8" (3.92m x 2.65m)

Dining Room

14' 9" x 8' 8" (4.50m x 2.64m)

Landing

Bedroom One

12' 2" x 9' 7" (3.70m x 2.92m)

Bedroom Two

9' 5" x 10' 8" (2.86m x 3.24m)

Bedroom Three

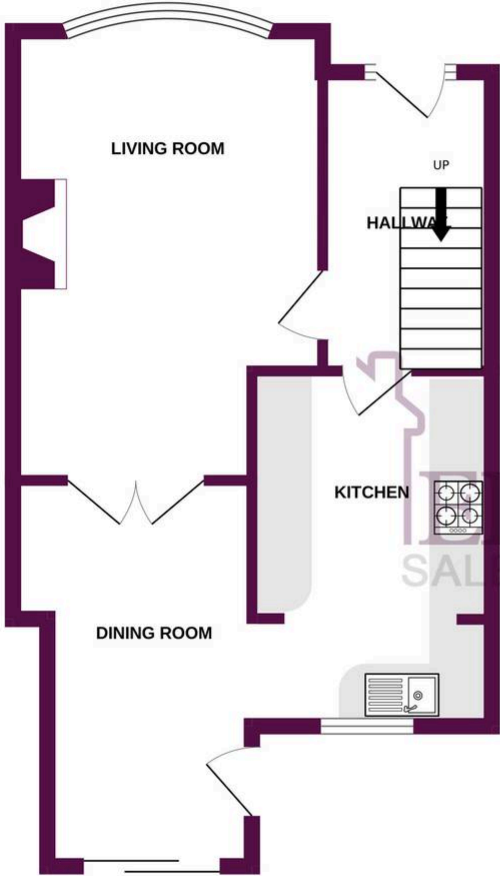
9' 3" x 7' 9" (2.81m x 2.36m)

Bathroom

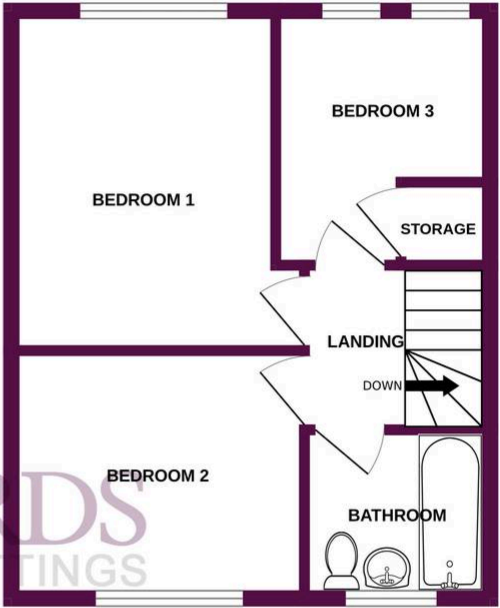
6' 1" x 6' 7" (1.86m x 2.01m)



GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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