



20 Farndale Drive, Loughborough

£325,000 Freehold

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The home is formed of an entrance porch, leading to an L-shaped hallway. This in turn leads to a generous living room, which features a fantastic bay window, delightful gas fire and measures over nineteen feet! This space is absolutely perfect for all the family to enjoy.

Two double bedrooms lie further into the home, the master of which is notably capable of housing even the most comprehensive furniture suite, whilst also featuring a large window permitting views of the rear garden.

The sublime modern fitted kitchen also stands to the rear of the home, with sleek white cabinetry, an integrated oven and built-in hob, as well as trendy tiling. The interior of the home is completed by the exemplary bathroom, which simply must be viewed in person to be truly appreciated.

Externally, the home features a garden and driveway to the front, as well as a freestanding garage to the side. The rear of the home benefits from a charming patio area, whilst a lengthy hedge-lined rear lawn is a welcome addition to the plot.

Farndale Drive is very well connected, with Tesco Extra just a short distance away, as well as ready access to shops and amenities within Loughborough Town centre.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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 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.



Porch

Hallway

Lounge

10' 11" x 19' 10" (3.32m x 6.05m)

10' 10" x 19' 10"

Kitchen

10' 6" x 9' 0" (3.20m x 2.74m)

10' 5" x 8' 11"

Bedroom One

13' 7" x 10' 5" (4.15m x 3.18m)

13' 7" x 10' 5"

Bedroom Two

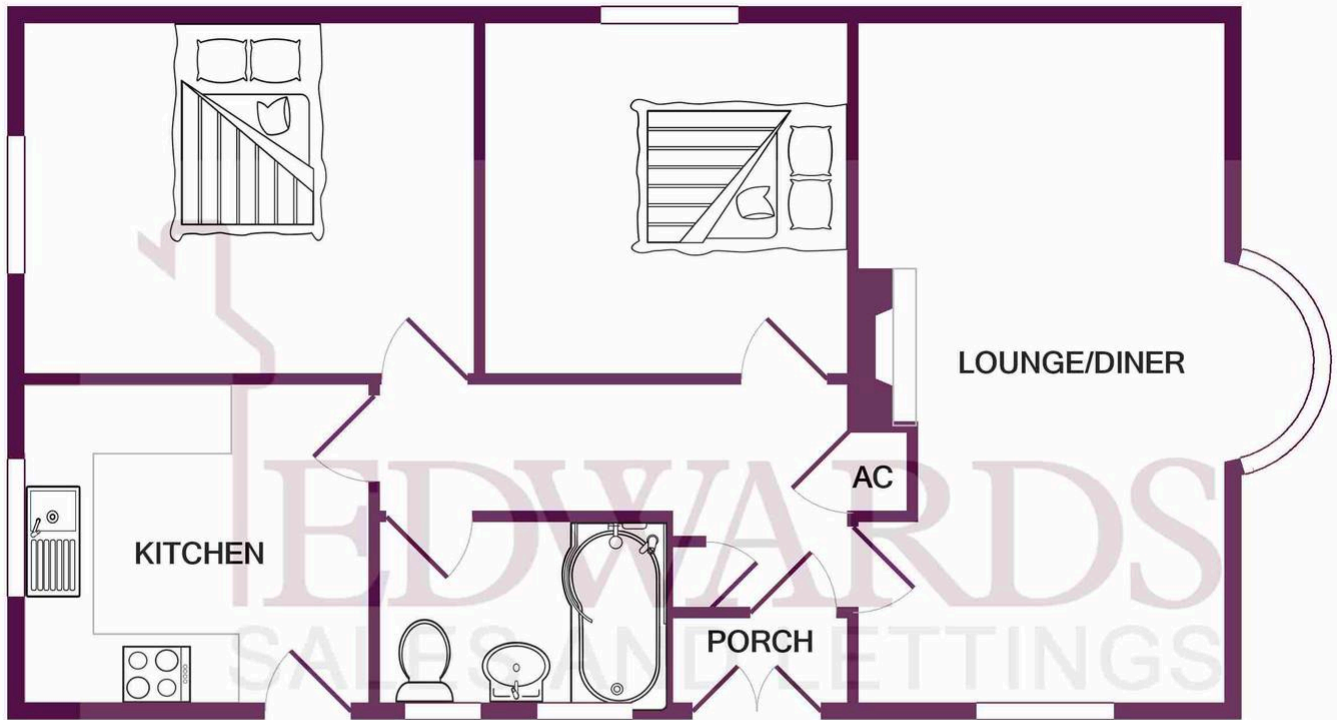
10' 7" x 10' 3" (3.23m x 3.12m)

10' 7" x 10' 2"

Bathroom

8' 6" x 5' 6" (2.59m x 1.67m)

8' 5" x 5' 5"



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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