HOPKINS & DAINTY
ESTATE AGENTS









Abbey Close, Loughborough, LE12 9EH

£375,000

****PLEASE CALL NOW TO ARRANGE YOUR VIEWING ON 0330 113 2271, WE ARE OPEN 7 DAYS A WEEK****

HOPKINS & DAINTY are pleased to offer, this beautiful detached family home. Set at the entrance to a small residential development, convenient for access to the A512 and M1 at Junction 23

This fantastic home comprises: entrance hall with a guest WC. Dual aspect lounge with a bay window and feature fireplace. Impressive open plan living dining kitchen with a bay window and French doors opening onto the sunny mainly walled garden. Range of integral appliances. Separate utility room. On the first floor there are three double bedrooms (all with fitted wardrobes) and a single fourth bedroom currently used a study. The main bedroom also has an en-suite shower room and there is a second family bathroom. The property has gas central heating and double glazing.

Open front border garden. Driveway and a brick garage with access to the enclosed lawn and patio garden.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hall



Accessed via an entrance door with two double glazed front windows. contemporary wood affect flooring, radiator and a built in cloaks cupboard. Stairs rising to first floor and doors leading off.

Lounge 21'0" 11'2" (6.42 3.42)



Bright and airy spacious dual aspect sitting room. With a side walk in bay window, front window, feature fireplace with a coal effect gas fire and two radiators.

Living Kitchen 17'8" x 11'0" (5.40 x 3.37)



Spacious family living, dining kitchen. Fitted with a range of base and wall units with under unit lighting and glazed display cabinets with lighting. Inset one and a quarter sink and drainer with a mixer tap and decorative tiled splash backs. There is a built in double electric oven, gas hob and hood along with an integral fridge/freezer and space for a dishwasher. Plinth heater, tiled flooring, radiator and ceiling spotlights. Front window and a side bay window with French doors opening onto the garden. Door to:

Utility Room 6'6" x 6'5" (2.00 x 1.97)



Comprising fitted base and wall units with a work surface area. Plumbing for a washing machine and space for a tumble dryer. Boiler cupboard housing the wall mounted gas boiler. Tiled flooring, extractor vent, radiator, under stairs storage cupboard and a double glazed rear access door.

Guest WC.



Fitted WC and vanity wash hand basin with a cupboard under. Radiator and extractor vent.

First Floor Landing



Bright and airy good size landing with a rear window, radiator and access to the loft space. Built in airing cupboard housing the hot water cylinder and shelving. Doors to all bedrooms and family bathroom.

Main Bedroom 10'11" x 10'7"+ wardrobes (3.35 x 3.25+ wardrobes)



Spacious main bedroom with a range of fitted floor to ceiling wardrobes and a matching range of drawer units. Front and side windows, radiator and a door to:

En-Suite 7'3" x 4'2" (2.21 x 1.28)



Refurbished in a contemporary style comprising double shower enclosure with tiled splash backs. Vanity wash hand basin and WC. Radiator, extractor vent and a side window.

Bedroom 2 12'2" (into wardrobes) x 10'1" (into wardrobes) (3.71 (into wardrobes) x 3.08 (into wardrobes))



Second double bedroom with fitted floor to ceiling wardrobes. Radiator, front and side windows.

Bedroom 3 11'5")into wardrobes) x 8'7" (into wardrobes) (3.48)into wardrobes) x 2.63 (into wardrobes))



Third double bedroom with fitted wardrobes, radiator and a side window.

Bedroom 4 9'8" (into wardrobes) x 8'4" (into wardrobes) (2.96 (into wardrobes) x 2.56 (into wardrobes))



Good size fourth bedroom currently used as a home study. with plenty of room for a sofa bed with a fitted over stairs wardrobe, radiator, laminate flooring and front window.

Bathroom 7'3" x 5'6" (2.22 x 1.68)



Comprising white three piece suite including a bath with a shower attachment, screen and tiled splash backs. Wash hand basin and WC, radiator, extractor vent and a rear window, you can tell this room has hardly been used.

Frontage



To the front of the property there is an established shrub border with a path to the entrance door.

Driveway



Providing off road parking for one car, access to the garage and a gate to the mainly walled garden.

Garage 17'7" x 8'11" (5.37 x 2.72)

Fitted up and over door, electric light and power, roof storage space and a side door to the rear garden.

Garden



Delightful mainly walled lawn and patio garden with mature shrub beds, outside tap and a side storage area.

Draft details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

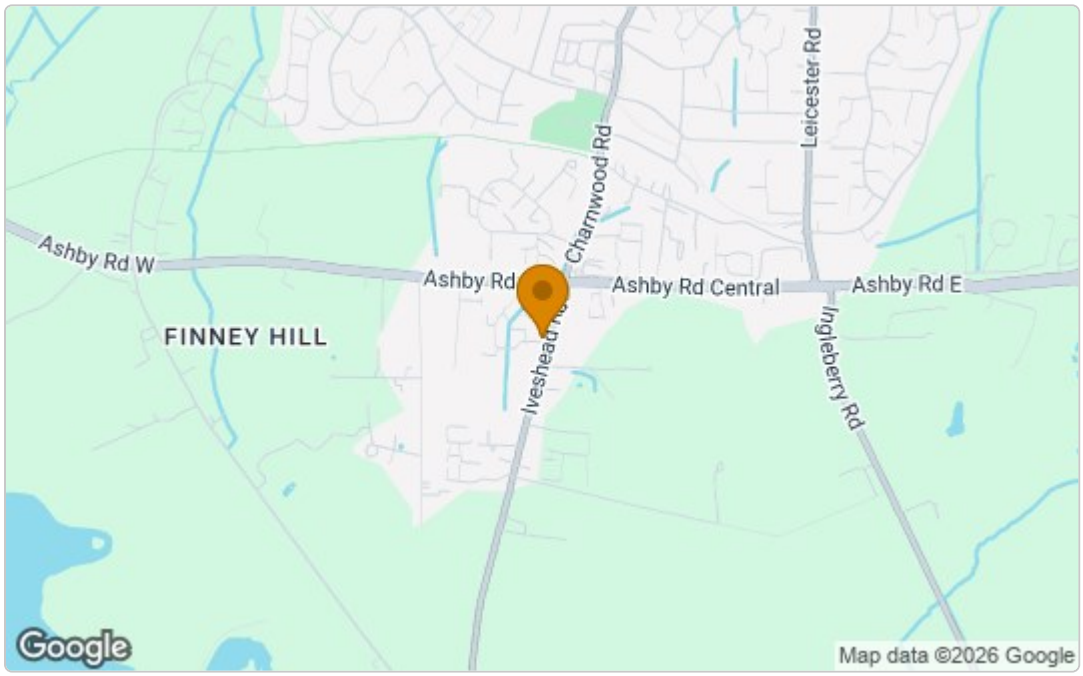
Floor Plan



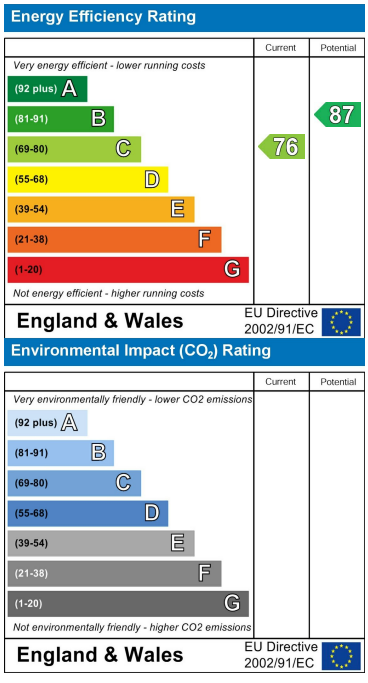
Total area: approx. 122.9 sq. metres (1322.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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