

## Waistrell Drive, Loughborough

£325,000 Freehold

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The home is entered via a surprisingly spacious entrance hallway, which runs through the centre of the home, giving access to the ground floor w.c.. This provides access to the roomy lounge, measuring over eighteen feet in length and benefitting from tasteful coving to the ceiling. Onwards within the home lies the enthralling kitchen, a well-planned space featuring modern cabinetry, integrated fittings and space for a dining table. The kitchen and the family room created by the extension are open to one another, combining to form a versatile dining space suitable for a variety of uses.

The upper floor of the home benefits from three delightful bedrooms, the master of which is truly exceptional, featuring a pair of built-in wardrobes as well as a convenient en-suite shower room. The upper floor accommodation is completed by the tasteful family bathroom, fitted with a full-length bath and shower above.

Externally, the property is served by a lengthy multi-car driveway, as well as a handy single garage. The home benefits from gardens to the front and rear, ideal for the green-fingered to enjoy.

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, 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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**Hallway**

14' 4" x 6' 1" (4.37m x 1.85m)

**Living Room**

18' 5" x 10' 3" (5.62m x 3.13m)

**Kitchen**

18' 6" x 9' 0" (5.63m x 2.74m)

**Family Room**

9' 8" x 20' 10" (2.95m x 6.34m)

**W.C.**

**Landing**

**Master Bedroom**

15' 6" x 10' 7" (4.73m x 3.22m)

**Master Ensuite**

4' 9" x 9' 0" (1.44m x 2.75m)

**Bedroom Two**

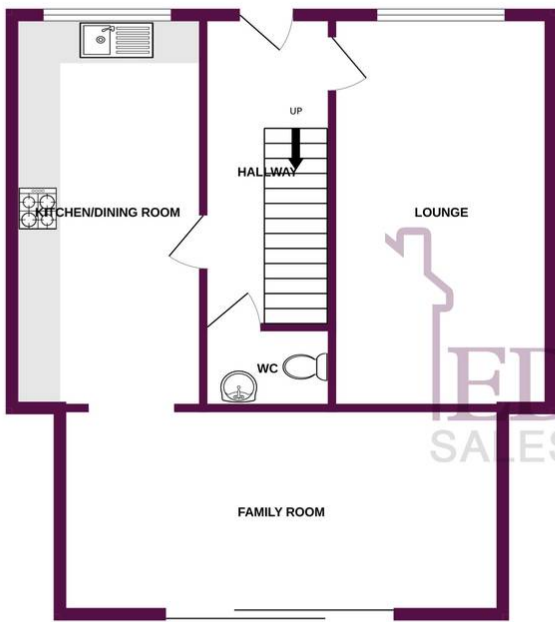
9' 9" x 9' 1" (2.97m x 2.77m)

**Bedroom Three**

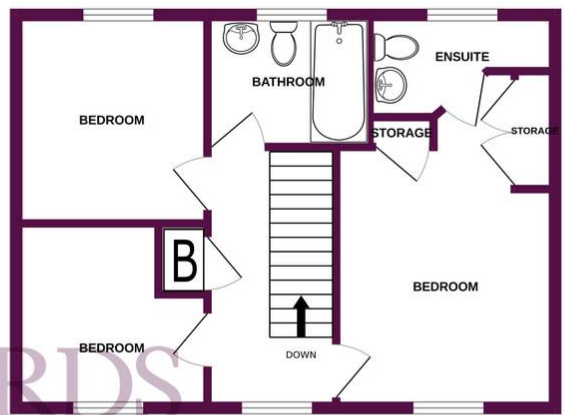
8' 6" x 9' 1" (2.60m x 2.78m)

**Bathroom**

GROUND FLOOR  
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



EDWARDS  
SALES AND LETTINGS

TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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