

8 Byland Way, Loughborough

£375,000 Freehold

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This superb family home is completely unique, having benefitted from a carefully thought-out double-storey rear extension, as well as a meticulous scheme of internal improvement. The home consists of a central entrance hallway, which provides access to the superb open-plan living and dining room, as well as the large kitchen and the ever-handy ground floor W.C. The living space is delightful, almost perpetually filled with light courtesy of the bay window to the front and glazed patio doors to the rear. Meanwhile, the stellar kitchen has benefitted greatly from the attention of the current owners, with modern fittings throughout, an integrated oven, space for numerous freestanding appliances, and a sublime built-in five-ring gas hob. Flexibility is afforded by the provision of a second dining area within this kitchen space, ensuring that the dining room could become a playroom or study, ideal for a variety of prospective purchasers.

The home's upper floor benefits from five phenomenal bedrooms, four of which are doubles, whilst the master features a marvellous en-suite shower room. The second bedroom has been ingeniously upgraded to provide an additional shower area and sink, whilst built-in wardrobes serve bedrooms one and three. The principle bathroom completes the home, and features a generously-sized bath with shower above, as well as a convenient airing cupboard.

Externally, the property benefits from a multi-car front driveway, an integral garage ripe for potential future conversion, and an established rear garden. Byland Way is well positioned, with ready access to Stonebow Primary School, as well as outdoor spaces such as Bunny Hill, Gorse Covert and Jubilee Park. Morrisons is sited nearby, ensuring that a trip to the shops is painless, whilst journeys via commuter links such as Ashby Road and the A6 are a breeze.

Council Tax band: D

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.



Entrance hall

17' 8" x 5' 9" (5.39m x 1.75m)

Lounge

14' 4" x 11' 1" (4.37m x 3.39m)

Dining room

8' 4" x 8' 3" (2.53m x 2.51m)

Kitchen

9' 9" x 8' 2" (2.98m x 2.50m)

Downstairs W.C.

4' 10" x 2' 3" (1.48m x 0.69m)

Landing

Bedroom one

11' 6" x 11' 1" (3.51m x 3.37m)

Bedroom one En-suite

2' 7" x 8' 1" (0.79m x 2.46m)

Bedroom two

Bedroom three

11' 3" x 11' 1" (3.43m x 3.38m)

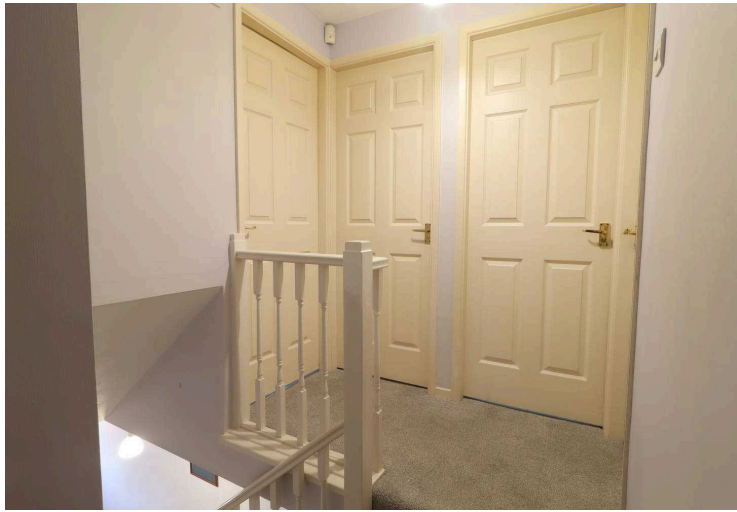
Bedroom four

11' 3" x 8' 1" (3.43m x 2.46m)

Bedroom five

8' 5" x 5' 11" (2.57m x 1.81m)





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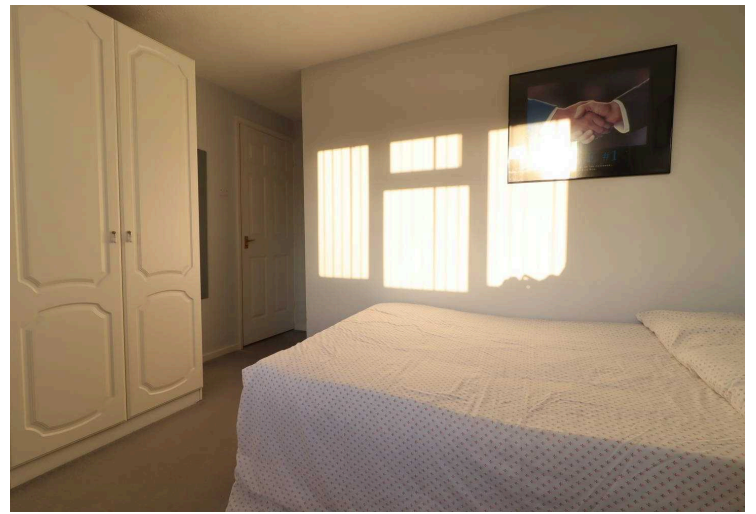
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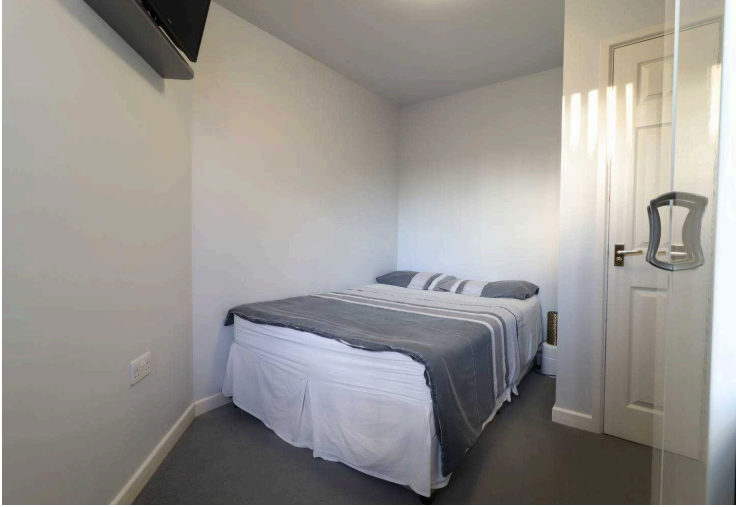


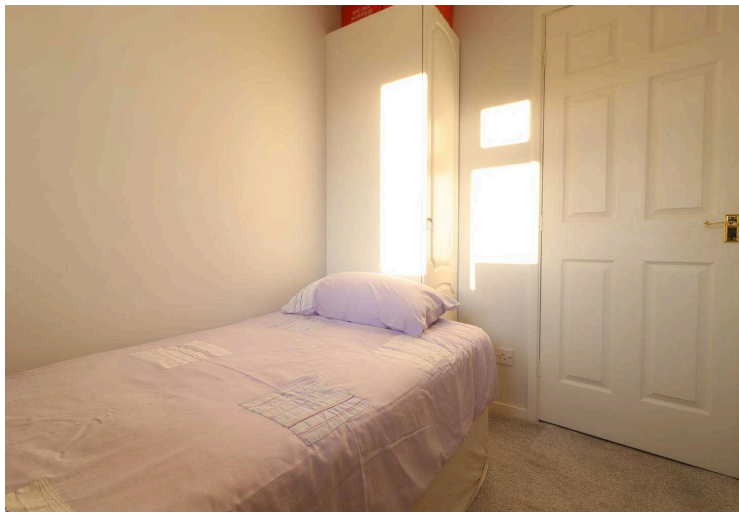
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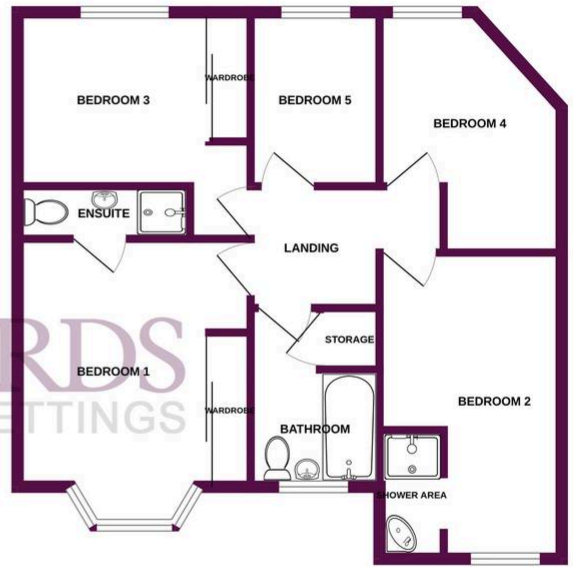




GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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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