



HOPKINS & DAINTY

ESTATE AGENTS



Conway Drive, Loughborough, LE12 9PP

£275,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are delighted to bring to the market this lovely detached family home, set on pleasant residential estate.

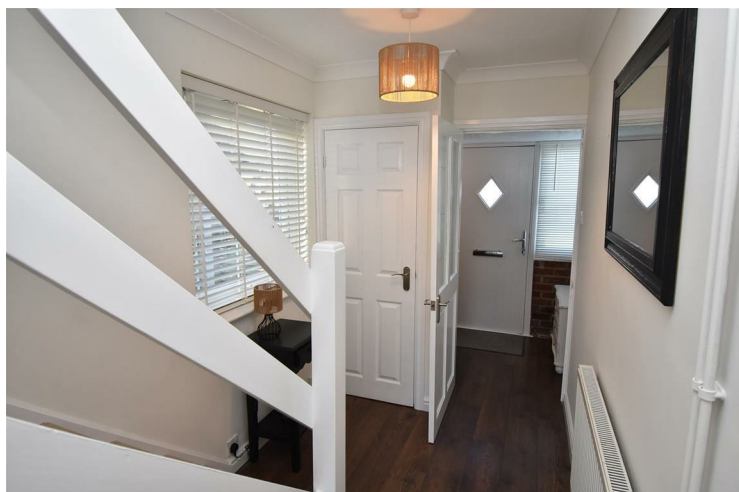
The accommodation has gas central heating and double glazing and has to offer: Entrance porch, hallway, front lounge, a stylish rear kitchen with a comprehensive range of integral appliances and open access through to the dining conservatory. On the first floor there are three bedrooms (two doubles and one single), the bathroom and a separate WC. Externally, there is a low maintenance rear garden with a brick Garage and front driveway parking. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Porch



Accessed via a double glazed entrance door. With laminate flooring, a radiator, double glazed windows and a door to:

Hallway



With a built in storage cupboard, double glazed side window, stairs rising to the first floor, laminate flooring, a radiator and coving to the ceiling.

Kitchen 17'1" x 10'3" (5.23 x 3.14)



Stylish range of base and wall units with worktops and an inset one and a quarter sink and drainer. There is a built in double electric oven, hob and hood; along with an integrated fridge, freezer, dishwasher and washing machine. Designer radiator, double glazed rear window, side access door, under stairs storage cupboard, spotlights, coving and an opening to:

Conservatory 8'10" x 7'7" (2.70 x 2.32)



With a solid roof, laminate flooring, radiator, double glazed windows and French doors opening onto the garden.

Lounge 13'11" x 10'10" (4.25 x 3.32)



With a feature fireplace, laminate flooring, radiator, coving and a double glazed front window.

First Floor Landing

Double glazed side window, built in cupboard housing the wall mounted gas boiler, coving to the ceiling with spotlights, access to the loft space and doors leading off.

Bedroom 1 14'2" x 9'7" (4.32 x 2.93)



Front double bedroom with a radiator, coving to the ceiling and a double glazed window.

Please note the air conditioning unit in this room is not included in the sale.

Bedroom 2 9'10" x 9'1" (3.01 x 2.78)



Rear double bedroom with a radiator, coving to the ceiling and a double glazed window.

Please note the air conditioning unit in this room is not included in the sale.

Bedroom 3 7'7" x 7'1" (2.33 x 2.17)



Single third bedroom with a radiator and double glazed front window.

Bathroom 6'0" x 4'10" (1.83 x 1.48)



Two piece suite comprising bath with a shower attachment and screen; vanity wash hand basin, a heated towel rail, tiled walls and a double glazed rear window.

Separate WC



With a WC and double glazed rear window.

Front Garden/Driveway

At the front of the property there is a lawn garden and driveway parking. Gated side access to the rear garden and garage.

Rear Garden



Low maintenance enclosed garden with a patio seating area, artificial grass lawn, planted borders, an outside tap, fencing to the boundary and a further seating area to the rear of the garage.

Garage 16'0" x 9'2" max. (4.90 x 2.80 max.)



With an electric roller door, light and power connected and a rear window.

Draft Sales Details

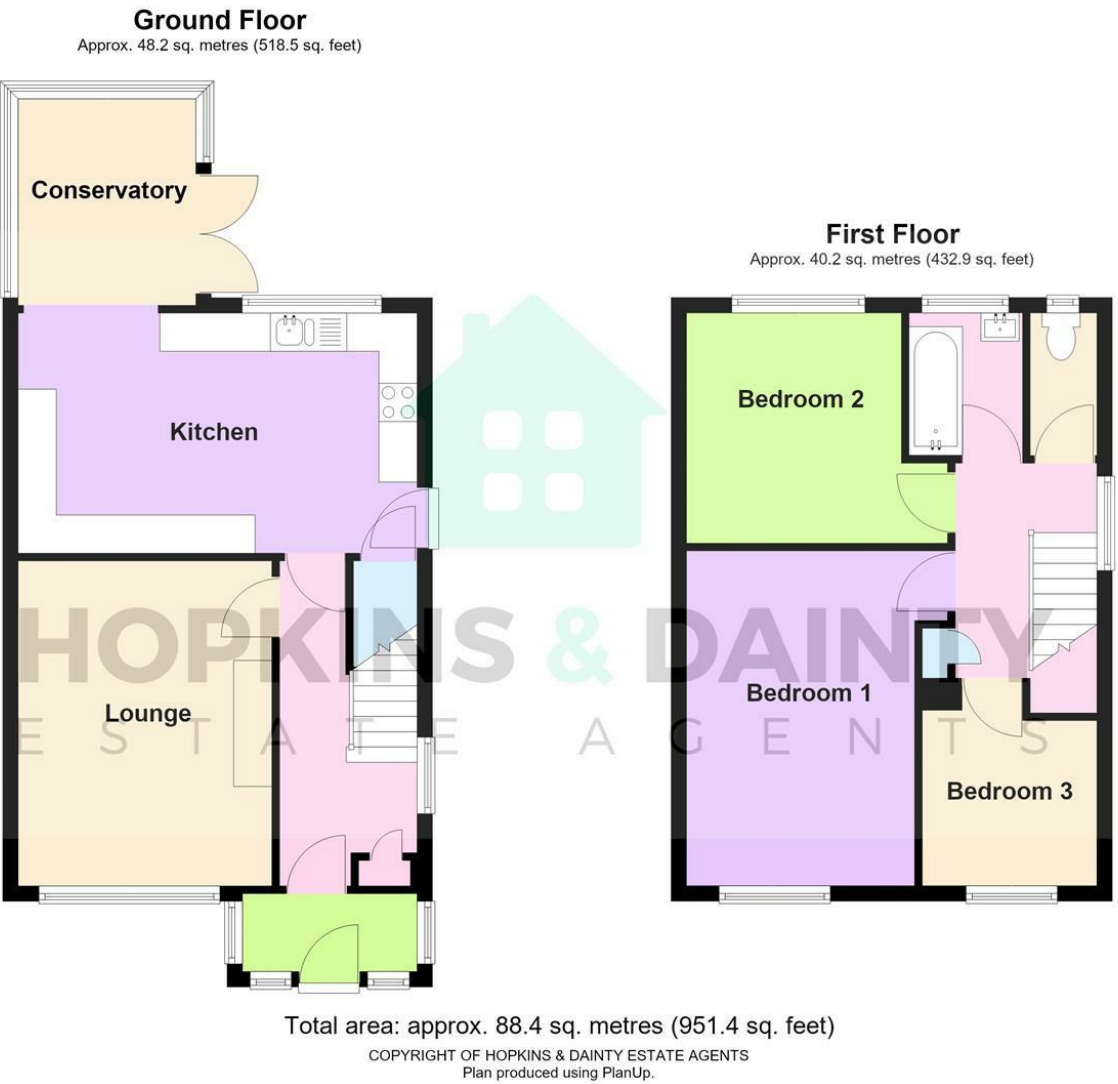
These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

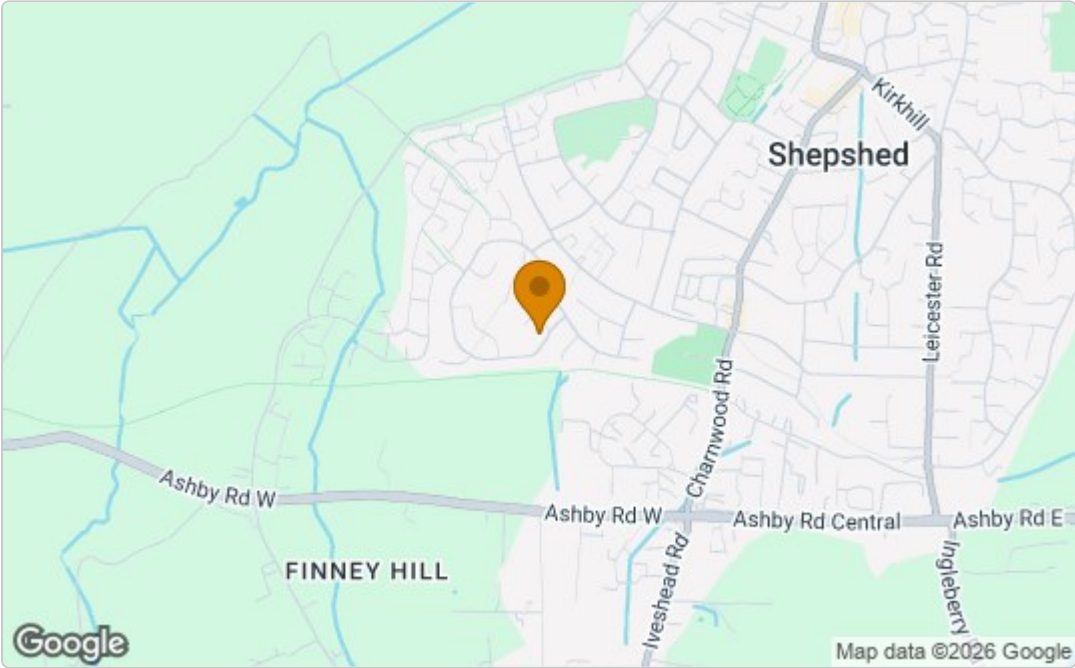
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any 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.

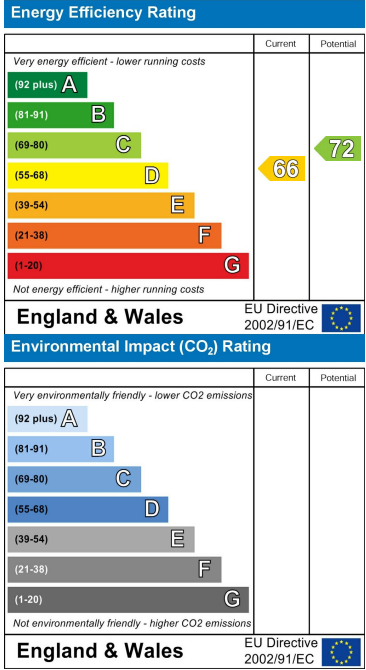
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.