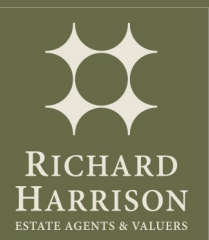




Clumber Close | | Loughborough | LE11 2UB

Asking price £325,000



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Offering spacious and flexible accommodation, this smartly presented property features a beautiful professionally landscaped garden and is situated in a highly regarded cul-de-sac on the Fairmeadows Development. There are 3/4 bedrooms, two bathrooms and to the ground floor a spacious dining kitchen and large living room with French doors to the garden. There is a driveway and garage, gas heating and double glazing. An internal inspection of this deceptively spacious property is essential to appreciate the outstanding value for money. No Upward Chain.

Stylish Semi-Detached Home

Three/Four Bedrooms

Large Living Room

Ground Floor W/c.

Landscaped Garden

Cul-de-Sac Position

Bathroom and En-Suite

Modern Dining Kitchen

Garage and Driveway

No Upward Chain

#### Entrance Hall

A spacious hallway, featuring a window above the front door, staircase rising to the first floor and ceiling spotlights.

#### W/C

With a window to the front, low level flush W/C and wash hand basin.

#### Dining Kitchen

A lovely room with ample space for dining table, the working area of the kitchen has a window to the front and a range of wall and base mounted units, incorporating an integrated dishwasher, Neff electric oven, gas hob and extractor above. There is a 1.5 stainless steel sink unit and drainer, space for fridge/freezer and ceiling spotlights above.



"Superbly Presented Home"



### Living Room

A vastly spacious living room with Oak flooring, a large square bay to the rear overlooking the landscaped garden, with integral French doors. A truly wonderful space for everyday living.

### First Floor Landing

With staircase rising to the second floor.

### Bedroom 2

A large double bedroom with window to the rear and access to -

### Jack and Jill Ensuite

A family bathroom facility, also cleverly designed to be used as an en-suite to bedroom 2, with three piece suite comprising low level flush w/c, wash hand basin and bath.

### Bedroom 3

A good sized room with window to the front and ample space for bed and bedroom furniture.

### Study/Bed 4

A flexible room, with window to the front, ideal for use as a home study, craft room, nursery or bedroom.

### Second Floor

With a small landing area giving way to -

### Bedroom 1

An impressive large bedroom, with ample space and a window to the front. An archway leads through to the walk in wardrobe and through to the en-suite.

### Walk in Wardrobe

Featuring a vast range of fitted wardrobes and providing access to the en-suite.

### En-Suite

A lavishly well appointed and re-fitted shower room suite, including a double shower cubicle, vanity push button w/c and sink bowl unit surmounted onto stylish modern vanity storage furniture.

### Outside Front

With a spacious lawn at the front, tandem driveway and access to the single garage with up/over door to the front and pedestrian door to the rear.

### Outside Rear

A stunning, professionally landscaped garden. Featuring a vast array of specimen shrubs and plants, there is a feature patio and shaped lawn, low level walls and mood lighting. The garden gives an impressive appearance, yet designed for relatively low maintenance.



### The Area

This property is situated on the 'Fairmeadows' development, a popular and well regarded residential area with a variety of homes. Outwoods Edge primary school is OFSTED rated 'GOOD' and Woodbrook Vale secondary school is a short distance away. The nearby town centre offers a vast range of national and independent stores, as well as the Loughborough Midland Mainline railway station with direct link to London St Pancras in as little as 1hr40mins.

### Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

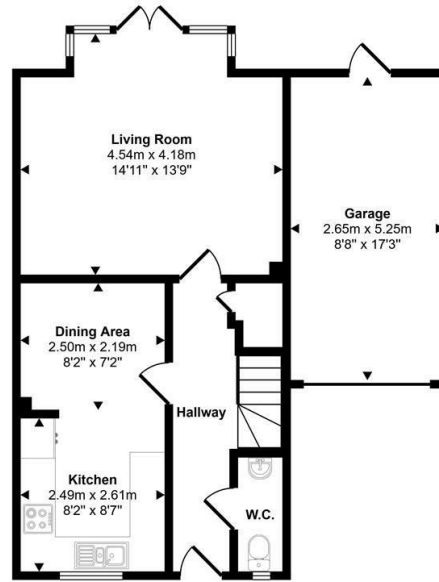


*"Popular Location Close to Amenities"*



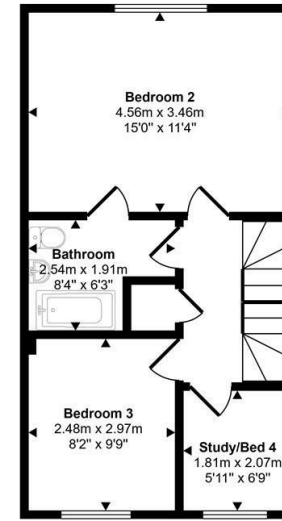


Approx Gross Internal Area  
123 sq m / 1319 sq ft

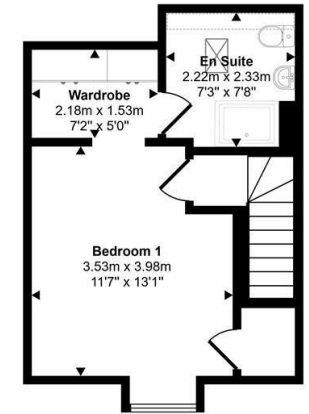


Ground Floor  
Approx 56 sq m / 600 sq ft

☐ Denotes head height below 1.5m



First Floor  
Approx 39 sq m / 419 sq ft



Second Floor  
Approx 28 sq m / 301 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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