



Garage 1



Lamport Close

Loughborough, LE11 4TT

£340,000

- SUBSTANTIAL FAMILY HOME
- THREE RECEPTION ROOMS
- BREAKFAST KITCHEN
- INTEGRAL GARAGE
- DRIVEWAY
- FIVE BEDROOMS
- EXTENSIVE GARDENS
- STUDY



ROOM FOR ALL THE FAMILY! This SUBSTANTIAL DETACHED HOUSE, stands proudly on an EXTENSIVE PLOT and boasts FIVE BEDROOMS, LOUNGE, DINING ROOM, BREAKFAST KITCHEN, CONSERVATORY, STUDY, DOWNSTAIRS WC, family bathroom, en suite WC to the master bedroom and benefits from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. With a double width DRIVE, INTEGRAL GARAGE, further secure parking, ideal for CARAVAN/MOTOR HOME STANDING, and delightful established front and rear gardens, the latter being mainly laid to lawn with SUMMER HOUSE, separate vegetable plot, patio area with brick BBQ and screened storage/utility area, all adding up to a FANTASTIC FAMILY HOME in a small, quiet CUL DE SAC in this popular residential location.

ENTRANCE HALL

Front door into hallway, radiator, stairs off to first floor and doors leading to lounge and downstairs w.c.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising W.C. and vanity unit wash hand basin and PVCu double glazed window to front elevation.

LOUNGE

15' 3" (MAX) x 14' 2 (MAX)" (4.65m x 4.32m) 'L' shaped lounge with wood burning stove, radiator, open to study, door to dining room and sliding doors to the rear elevation leading into conservatory.

STUDY

8' 8" x 5' 8" (2.64m x 1.73m) PVCu double glazed window to the rear elevation.

CONSERVATORY

13' 7" x 10' 4" (4.14m x 3.15m) Of brick and PVCu double glazed construction and French doors leading out to the rear elevation onto the paved patio area.

DINING ROOM

15' 5" x 11' 0 (MAX)" (4.7m x 3.35m) PVCu double glazed sliding doors to the rear elevation, radiator and double doors leading to the kitchen.

KITCHEN/BREAKFAST ROOM

11' 6" x 10' 6" (3.51m x 3.2m) Fitted with a range of wall, base and drawer units with laminate worktops, Belfast style sink, integrated gas double oven with four ring gas hob, integrated microwave, space for fridge/freezer, under counter space and plumbing for

washing machine, under counter space for tumble dryer, PVCu double glazed window to front elevation, opening to under stairs storage cupboard and door to the side elevation leading outside.

LANDING

Access to loft, doors leading to family bathroom, boiler cupboard and all five bedrooms.

BEDROOM ONE

20' 8" x 8' 8" (6.3m x 2.64m) PVCu double glazed windows to the front and rear elevations, two radiators and door leading to en-suite.

EN SUITE

Fitted with a two piece suite comprising close coupled w.c and wash hand basin.

BEDROOM TWO

10' 8" x 10' 7" (3.25m x 3.23m) PVCu double glazed window to the front elevation, radiator and cupboard.

BEDROOM THREE

11' 4" x 8' 6" (3.45m x 2.59m) PVCu double glazed window to the front elevation and radiator.

BEDROOM FOUR

9' 9" x 7' 4" (2.97m x 2.24m) PVCu double glazed window to the rear elevation, radiator and opening to storage area.

BEDROOM FIVE

8' 10" x 8' 1" (2.69m x 2.46m) PVCu double glazed window to the rear elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled w.c, pedestal wash hand basin, bath with shower over, ladder style radiator and PVCu double glazed window to rear elevation.

GARAGE

18' 6" x 8' 8" (5.64m x 2.64m) Integral fitted garage fitted with an up and over door.

OUTSIDE

To the front of the property lies a large mainly laid to lawn garden, the driveway provides off road parking for a number of vehicles and access to the garage, gates at the side of the property lead to a further secure parking area ideal for a car/caravan this follows onto







further garden space to the side currently being used as a vegetable plot. To the rear of the property lies a substantial mainly lawned rear garden enclosed by wooden fencing featuring established borders, paved patio area with brick bbq and a summer house

Viewing Arrangements

Please contact Clare, Hannah, Becky or Ben to arrange your viewing.

Fixtures, Fittings and Appliances

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.

Internal photographs

It should not be assumed that items shown in our

photographs are included in the sale of the property.

Measurements

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.

Money Laundering

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 licence along with a recent utility bill to confirm residence.

General Note

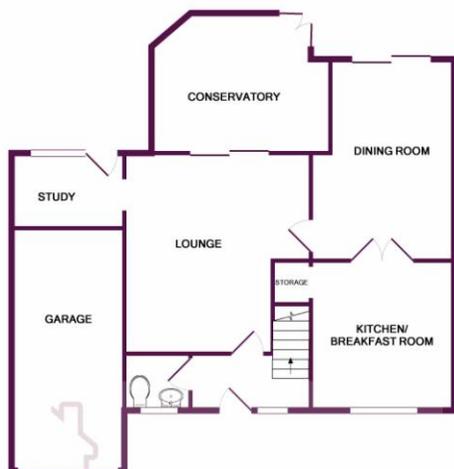
These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this

estate agency has the authority to make or give any warranty in respect to the property.

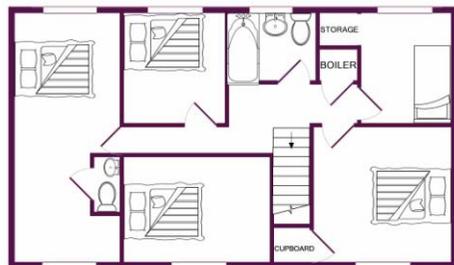
Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, 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.



EDWARDS
SALES AND LETTINGS



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COUNCIL TAX BAND

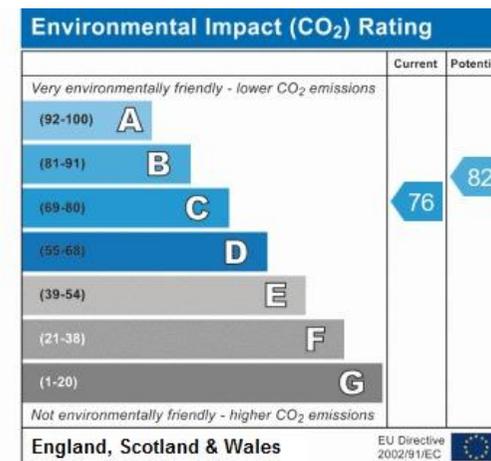
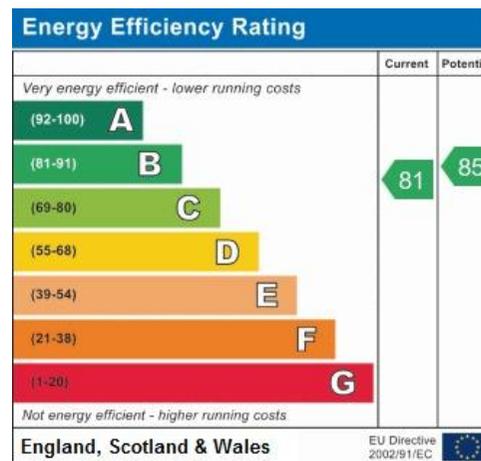
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TENURE

Freehold

LOCAL AUTHORITY

Charnwood Borough Council



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

