



Leconfield Road
Loughborough, LE11 3SQ

£370,000

Property Features

- IMMACULATE DETACHED HOUSE
- 21ft SITTING ROOM
- BREAKFAST KITCHEN
- CARPORT AND DETACHED GARAGE
- FOUR DOUBLE BEDROOMS
- DINING ROOM
- BLOCK PA VED DRIVE FOR FIVE CARS
- STUNNING GARDENS
- REFITTED FAMILY BATHROOM

Full Description

WOW!!! FOREST SIDE LOCATION, HOLYWELL SCHOOL CATCHMENT, FOUR DOUBLE BEDROOMS, NO UPWARD CHAIN! If you're seeking a SPACIOUS FAMILY HOME in a SOUGHT AFTER RESIDENTIAL LOCATION, then BOOK TO VIEW this lovely home ASAP. In EXCELLENT ORDER THROUGHOUT, the generous hall gives way to a 21ft THROUGH LOUNGE, overlooking the front garden and the delightful, large rear garden, formal DINING ROOM, BREAKFAST KITCHEN and REFITTED WC, whilst upstairs boasts the FOUR DOUBLE BEDROOMS and REFITTED FAMILY BATHROOM. Outside, a BLOCK PAVED DRIVEWAY provides OFF ROAD PARKING FOR FIVE CARS with a CARPORT leading to the 21ft DETACHED GARAGE. Located on an hourly bus service route to the town centre, this lovely home makes the PERFECT CHOICE FOR THE YOUNG AND GROWING FAMILY.

PORCH

Front door into porch with door into hallway.

ENTRANCE HALL

Front door into hallway with radiator, coats cupboard, store cupboard, doors to downstairs W.C., through lounge, dining room and kitchen and stairs to first floor.

N.B. This property has an intruder alarm system.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising W.C., and wash hand basin, vanity units, electric towel heater and PVCu double glazed window to rear elevation.

THROUGH LOUNGE

21' 3" x 12' 3" (6.48m x 3.73m)

PVCu double glazed window to front elevation, gas fire, two



radiators and PVCu double glazed sliding doors to outside.

DINING ROOM

15' 6" x 10' 5" (4.72m x 3.18m)

PVCu double glazed window to front elevation, gas fire and radiator.

KITCHEN

10' 4" x 10' 4" (3.15m x 3.15m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, one and a half bowl sink drainer, integrated gas double oven, fitted gas hob, under counter space with plumbing for washing machine, under counter space for fridge and freezer, radiator, pantry cupboard and PVCu double glazed window to rear elevation.

LANDING

Doors to all bedrooms and bathroom, airing cupboard and loft hatch giving access to part boarded loft with a loft ladder.

BEDROOM ONE

12' 5" x 11' 1" (3.78m x 3.38m)

PVCu double glazed window to front elevation, radiator and fitted bedroom furniture including wardrobes, drawers and a dressing table.



BEDROOM TWO

12' 6" x 11' 0" (3.81m x 3.35m)

PVCu double glazed window to front elevation, radiator and cupboard.

BEDROOM THREE

12' 0" x 9' 11" (3.66m x 3.02m)

PVCu double glazed window to rear elevation, radiator and vanity unit wash hand basin.



BEDROOM FOUR

9' 11" x 9' 0" (3.02m x 2.74m)

PVCu double glazed window to rear elevation, radiator and vanity unit wash hand basin.

BATHROOM

Fitted with a three piece suite comprising close coupled W.C., vanity unit wash hand basin and bath with electric shower over, radiator and PVCu double glazed window to rear elevation.



GARAGE

21' 0" x 8' 11" (6.4m x 2.72m)

Detached garage located at the rear of the property, with power and light, fitted with an up and over door and personnel door into the garden.

OUTSIDE

To the front of the property is a large block paved driveway providing off road parking for multiple vehicles, a feature garden with pebbles and established hedges. Double gates provide secure car parking underneath the car port which measures 15'3" x 10'0" and leads down to the outdoor store and secure gate giving access to the rear garden.

To the rear of the property is an established, two-part garden, with patio area leading to the lawn. At the bottom of this part of the garden is a path and some steps leading to a further secluded lawn garden with pebbled area.

Viewing Arrangements

Please contact Clare, Hannah 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.



Whilst every effort 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 misstatement. The plans are for guidance purposes only and should not be used as a basis for any purchase. The views, fixtures and appliances shown are as they appear at the time of the photographs and no guarantee is given as to their availability or efficiency can be given.
Mark and Sophie 2025

