



Francis Drive
Loughborough, LE11 5FD

£200,000

Property Features

- NO UPWARD CHAIN
- VIDEO TOUR AVAILABLE
- 23FT LOUNGE DINER
- KITCHEN
- FAMILY BATHROOM
- GOOD SIZE GARDEN
- POPULAR AREA
- PVCu DOUBLE GLAZING AND GAS CENTRAL HEATING
- THREE BEDROOMS

Full Description

ENTRANCE

Front door into living room.

LOUNGE/DINER

23' 0" (MAX) x 15' 2" (MAX)" (7.01m x 4.62m)

'L' shaped lounge diner with PVCu double glazed window to the front elevation, radiators, door to kitchen, French doors to outside and stairs to first floor.

KITCHEN

7' 7" x 7' 7" (2.31m x 2.31m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, sink drainer, space for cooker, space for fridge/freezer, under-counter space and plumbing for washing machine, cupboard housing boiler, PVCu double glazed window to rear elevation and PVCu double glazed door leading out to rear garden.

LANDING

PVCu double glazed window to side elevation, loft access and doors to all bedrooms and bathroom.

BEDROOM ONE

11' 5" x 8' 7" (3.48m x 2.62m)

PVCu double glazed window to rear elevation and radiator.

BEDROOM TWO

11' 2" x 8' 7" (3.4m x 2.62m)

PVCu double glazed window to front elevation and radiator.

BEDROOM THREE

8' 6" x 6' (2.59m x 1.83m)

PVCu double glazed window to rear elevation and radiator.



BATHROOM

Fitted with a three piece suite comprising, jacuzzi bath with shower over, storage unit with w.c. and hand wash basin. PVCu double glazed window to the rear elevation and radiator.

GARAGE

Up and over garage door, window and two doors to the side elevation leading out to brick paved patio area. Light and power.

OUTSIDE

To the front of this property is a lawned area and block paved driveway leading down the side of the property to the garage and gate giving access to the rear garden. To the rear of the property is a brick paved patio area with access into the garage and a low wall separating it from a large lawned area that follows on from the patio.

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.

