



Leicester Road
Loughborough, LE11 2AH

Offers Over £180,000

Property Features

- SEMI DETACHED HOUSE
- THREE GENEROUS BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN
- BATHROOM
- SEPARATE WC
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- GARAGE AND PARKING AT REAR

Full Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS HANDSOME, BAY FRONTED SEMI DETACHED HOUSE with the added bonus of a GARAGE AND PARKING TO THE REAR. To the ground floor the entrance hall gives way to TWO GENEROUS RECEPTION ROOMS and KITCHEN, whilst upstairs provides THREE GENEROUS BEDROOMS, BATHROOM and separate WC. Standing well back from the road with established front and rear gardens, this LOVELY HOME, being offered for sale with NO CHAIN, will appeal to those seeking a traditional family home with bags of potential.

ENTRANCE HALL

PVCu double glazed door into small porch area with further door leading into entrance hall with stairs off to first floor, under-stairs storage cupboard, carpet, radiator and doors leading to living room, dining room and kitchen

LOUNGE

11' 10" x 11' 0" (3.61m x 3.35m)

Aluminium double glazed bay window to front elevation, carpet and radiator.

DINING ROOM

14' 7" x 11' 2" (4.44m x 3.4m)

PVCu double glazed sliding door leading out to the garden, fireplace with marble mantelpiece, carpet, wall lights and radiator.

KITCHEN

10' 4" x 6' 7" (3.15m x 2.01m)

Fitted with wall, base and drawer units with laminate work surfaces, stainless steel sink drainer. Space for cooker and appliances, PVCu double glazed window to side, PVCu door to rear elevation and radiator.



LANDING

Doors to all bedrooms, bathroom and WC, storage cupboard and carpet.

BEDROOM ONE

11' 2" x 11' 0" (3.4m x 3.35m)

Aluminium double glazed bay window to front elevation, carpet and radiator



BEDROOM TWO

12' 0" x 11' 2" (3.66m x 3.4m)

PVCu double glazed window to rear elevation, fitted wooden wardrobes, carpet and radiator.



BEDROOM THREE

7' 11" x 6' 8" (2.41m x 2.03m)

Aluminium double glazed window to front elevation, carpet and radiator

SHOWER ROOM

6' 3" x 5' 4" (1.91m x 1.63m)

Fitted with corner shower unit, pedestal wash hand basin, cupboard housing boiler, PVCu window to rear elevation and carpet.



WC

Close coupled WC, tiled flooring, access to loft and PVCu window to side elevation.

OUTSIDE

To the front of the property is a large, established lawn garden with pathway to the front door and planted borders. To the rear of the property is a private lawn garden with planted shrubs, out building, path to rear with garage at the bottom of the garden and gate leading to Quorn Close.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Katie or Dominique 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, Setfords Solicitors, 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.



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.
Made with Metropix ©2021

