



Beacon Road
Loughborough, LE11 2QZ

Offers Over £270,000

Property Features

- THREE BEDROOMS
- UPSTAIRS FAMILY BATHROOM
- KITCHEN
- LIVING ROOM
- DINING ROOM
- SUN LOUNGE
- GARAGE
- OFF-STREET PARKING
- PRIVATE ENCLOSED GARDEN

Full Description

What a lovely family home! Benefitting from THREE BEDROOMS and a SPACIOUS FAMILY BATHROOM upstairs. Downstairs there is a LOVELY HALLWAY complete with STAINED GLASS WINDOW leading to a GOOD-SIZED KITCHEN, separate DINING ROOM and LIVING ROOM with a SUN LOUNGE at the rear. Outside there is OFF-STREET PARKING with a GARAGE at the back of the house next to a PRIVATE ENCLOSED GARDEN.

ENTRANCE HALL

Door into entrance hall with stairs off to first floor, porthole window to side elevation, radiator, under-stairs storage cupboard and door into kitchen.

KITCHEN

11' 8" x 7' 10" (3.56m x 2.39m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, space for gas cooker (included), stainless steel extractor hood, under-counter space and plumbing for washing machine, space for fridge, under-counter space for freezer, PVCu double glazed window to rear elevation and door into dining room.

DINING ROOM

11' 6" x 9' 4" (3.51m x 2.84m)

Radiator, wooden flooring, sliding doors to rear elevation leading into sun room and opening into lounge.

SUN ROOM

11' 5" x 10' 3" (3.48m x 3.12m)

With radiator, tiled flooring and door to rear elevation leading out into the garden.



LOUNGE

13' 9" into bay x 11' 4" (4.19m x 3.45m)

PVCu double glazed bay window to front elevation, Adam style fireplace with living flame gas fire, wooden flooring and radiator.

LANDING

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

BEDROOM ONE

14' 6" x 10' 0" (4.42m x 3.05m)

PVCu double glazed bay window to front elevation and radiator.

BEDROOM TWO

11' 6" x 11' 4" (3.51m x 3.45m)

PVCu double glazed window to rear elevation, built in mirror wardrobes and radiator.

BEDROOM THREE

8' 1" x 7' 3" (2.46m x 2.21m)

PVCu double glazed window to front elevation and radiator.

BATHROOM

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

GARAGE

Detached single garage in the garden, with up and over door.

OUTSIDE

To the front of the property is a hard landscaped garden and paved driveway providing off road parking. To the rear of the property is a mainly lawn garden with paved patio seating area and planted borders, all enclosed by wooden fencing.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Katie, Dominique or Liz 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.

