



NANPANTAN ROAD LOUGHBOROUGH, LE11 3YE

OFFERS OVER
£325,000
FREEHOLD

This property is a fine example of MODERN LIVING AT ITS BEST in the HIGHLY SOUGHT AFTER AREA OF NANPANTAN. There are THREE BEDROOMS (ONE ENSUITE) and a FAMILY BATHROOM upstairs. Downstairs, there is a GOOD-SIZED LOUNGE/DINER, lovely KITCHEN/BREAKFAST ROOM, a useful UTILITY CUPBOARD and DOWNSTAIRS W.C. To the rear of the property is a PRIVATE ENCLOSED REAR GARDEN leading to a SINGLE GARAGE with ONE PARKING SPACE in front of it.

 EDWARDS
SALES AND LETTINGS

272 NANPANTAN

THREE BEDROOMS (ONE ENSUITE) |
FAMILY BATHROOM UPSTAIRS |
KITCHEN/BREAKFAST ROOM |
LOUNGE/DINER | UTILITY CUPBOARD |
DOWNSTAIRS W.C. | PRIVATE
ENCLOSED REAR GARDEN | SINGLE
GARAGE |



This property is a fine example of MODERN LIVING AT ITS BEST in the HIGHLY SOUGHT AFTER AREA OF NANPANTAN. Beautifully maintained by the current owner, there are THREE BEDROOMS (ONE ENSUITE) and a FAMILY BATHROOM upstairs. Downstairs, there is a GOOD-SIZED LOUNGE/DINER, lovely KITCHEN/BREAKFAST ROOM, a useful UTILITY CUPBOARD and DOWNSTAIRS W.C. To the rear of the property is a PRIVATE ENCLOSED REAR GARDEN leading to a SINGLE GARAGE with ONE PARKING SPACE in front of it. With BEAUTIFUL VIEWS OVER THE SURROUNDING COUNTRYSIDE, book your viewing today, as this will be popular!

ENTRANCE HALL

Composite door into entrance hall with stairs off to first floor, wood laminate flooring, radiator and doors to lounge diner, breakfast kitchen, utility cupboard and downstairs w.c.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled w.c. and wash hand basin, radiator and continuation of wood laminate flooring.

UTILITY CUPBOARD

With plumbing and space for washing machine and tumble dryer.

BREAKFAST KITCHEN

12' 5" x 9' 6" (3.78m x 2.9m) Fitted with a modern range of wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated electric oven, built in gas hob, stainless steel extractor hood, integrated dishwasher, integrated fridge and freezer, cupboard concealing wall-mounted boiler, radiator, tiled flooring, double doors into lounge diner, PVCu double glazed window to side elevation and PVCu double glazed French doors to rear elevation leading out into the garden.

LOUNGE DINER

22' 0" x 13' 9" (6.71m x 4.19m) Two PVCu double glazed windows to front elevation, PVCu double glazed window to rear elevation, two radiators and wood laminate flooring.

LANDING

With airing cupboard and doors to all three bedrooms and family bathroom.

BEDROOM ONE

14' 0" x 11' 11" (4.27m x 3.63m) Two PVCu double glazed windows to front elevation, radiator and door to ensuite.

ENSUITE

Fitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and shower cubicle, tiled flooring, chrome ladder radiator and PVCu double glazed window to front elevation.

BEDROOM TWO

10' 8" x 9' 10" (3.25m x 3m) PVCu double glazed window to rear elevation and radiator.

BEDROOM THREE

10' 1" x 6' 5" (3.07m x 1.96m) PVCu double glazed window to rear elevation, radiator and built in wardrobes.

FAMILY BATHROOM

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

GARAGE

20' 4" x 11' 2" (6.2m x 3.4m) Attached single garage with up and over door.

OUTSIDE

The front of the property is palisaded with block paved shared driveway to the side leading to the rear of the property, private tarmac driveway and access to the garage

and garden. The rear garden is a walled garden, mainly lawn with paved patio seating area and paved pathway.

GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

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.

It should not be assumed that items shown in our photographs are included in the sale of the property.

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.

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.

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.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose 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.

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NANPANTAN ROAD

ADDITIONAL INFORMATION

Local Authority – Chamwood Borough
Council

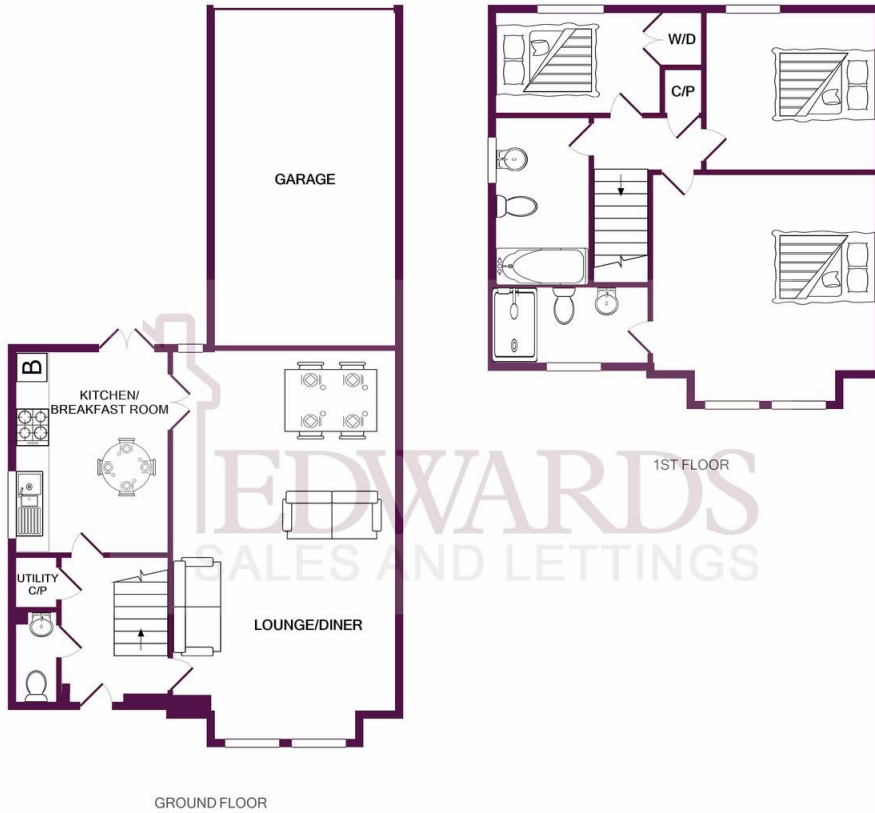
Council Tax – Band C

Viewings – By Appointment Only

Floor Area –

Tenure – Freehold





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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements