

HoldenCopley

PREPARE TO BE MOVED

Evans Road, Loughborough, LE12 6AT

Guide Price £300,000 - £325,000

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MODERN THREE STOREY HOUSE IN DESIRABLE VILLAGE LOCATION...

This well-presented three-storey home, built in 2022, offers spacious and stylish accommodation throughout, making it an ideal purchase for a range of buyers—from families to professional couples alike. This property provides a perfect blank canvas for those looking to add their own personal touch and make it truly feel like home. Situated in a sought-after village location, the property is within easy reach of local shops, highly regarded schools, and great transport links. The accommodation comprises an entrance hall, a convenient ground floor W/C, a bay-fronted reception room, and a modern fitted kitchen featuring integrated appliances and French doors opening out to the private rear garden—ideal for indoor-outdoor living. To the first floor, you'll find two generous double bedrooms and a three-piece family bathroom. The second floor is dedicated to a spacious master suite, complete with an en-suite shower room, offering a private and peaceful retreat. Outside, the property benefits from a double driveway to the front, providing off-road parking. To the rear, there is a private enclosed garden with a lawn. This is a fantastic opportunity to purchase a modern home in a desirable village setting — simply ready for you to move in and make your own.

MUST BE VIEWED





- Semi-Detached House
- Three Double Bedrooms
- Bay Fronted Reception Room
- Modern Fitted Kitchen With Integrated Appliances
- Ground Floor W/C
- Three Piece Bathroom & En-Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Desirable Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'10" x 4'11" (1.47m x 1.50m)

The entrance hall has carpeted flooring, a radiator and a single composite door providing access into the accommodation.

W/C

3'5" x 5'1" (1.05m x 1.55m)

This space has a low level flush W/C, a pedestal wash basin, vinyl flooring, partially tiled walls, a radiator, a recessed spotlight and an extractor fan.

Living Room

16'3" x 12'2" (4.96m x 3.72m)

The living room has a UPVC double-glazed bay window to the front elevation, carpeted flooring, two radiators and a built-in cupboard.

Kitchen

8'9" x 15'4" (2.68m x 4.69)

The kitchen has a range of fitted shaker style base and wall units with worktops, an integrated washing machine, fridge-freezer, dishwasher and oven, a gas hob with an extractor hood, a stainless steel sink with a drainer and a swan neck mixer tap, tiled flooring, space for a dining table, a radiator, a UPVC double-glazed window to the rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

7'6" x 6'5" (2.30m x 1.98m)

The landing has carpeted flooring, a built-in cupboard and provides access to the first floor accommodation.

Bedroom Two

8'8" x 13'2" (2.65m x 4.03m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

8'7" x 12'0" (2.64m x 3.66m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

8'1" x 6'5" (2.48m x 1.97m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, vinyl flooring, a heated towel rail, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

Landing

6'5" x 9'8" (1.97m x 2.95m)

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and provides access to the second floor accommodation.

SECOND FLOOR

Master Bedroom

15'5" x 21'3" (4.70m x 6.49m)

The main bedroom has a UPVC double-glazed window to the front elevation, two roof lights, carpeted flooring, two radiators and access into the en-suite.

En-Suite

3'9" x 9'0" (1.16m x 2.75m)

The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, vinyl flooring, partially tiled walls, a heated towel rail, an electric shaving point, a recessed spotlight, an extractor fan and a roof light.

OUTSIDE

Front

To the front is a driveway for two vehicles and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a lawn, a paved pathway and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

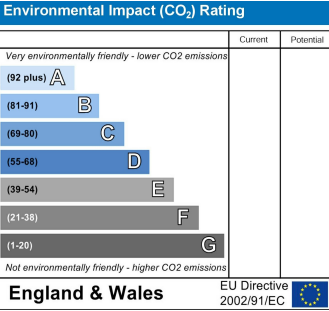
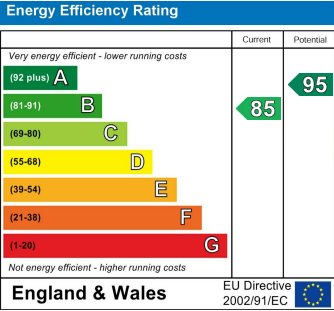
Service Charge in the year marketing commenced (£PA): Approximately £250

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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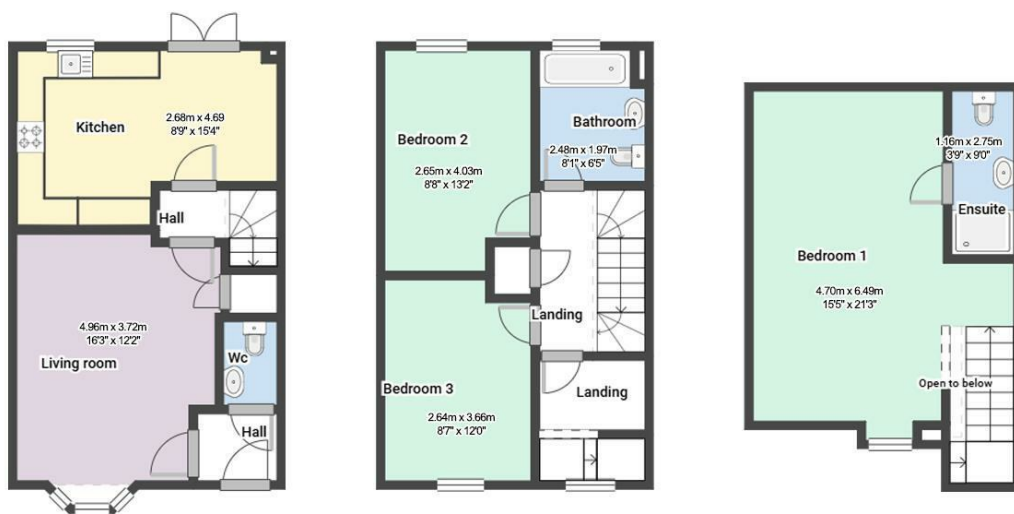
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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