



REZIDE  
GROUP



ASKING PRICE £190,000  
MAPLE ROAD, LOUGHBOROUGH



Rezide Estate Agents proudly presents an enticing opportunity: a three-bedroom semi-detached family home on Maple Road in Loughborough. Nestled in a peaceful cul-de-sac, this property boasts a spacious garden, extended utility area, and three generously-sized bedrooms, offering ample potential for renovation and enhancement.



Upon entry, you're greeted by an inviting layout. The kitchen, complete with plenty of storage space, leads to a standout feature: an extension housing a utility area, additional storage rooms, and a convenient downstairs WC. French doors from the lounge diner open onto the rear garden, flooding the space with natural light and providing seamless indoor-outdoor flow.

Ascending the stairs, you'll find three double bedrooms, each offering comfortable accommodation with the added convenience of fitted storage. The family bathroom, adorned with floor-to-ceiling tiles, features a three-piece suite including a bath with an electric shower overhead, a pedestal washbasin, and a toilet.

Outside, the property sits on a generous plot, with a front







garden designed for easy maintenance. The rear garden offers a lush oasis of greenery and established trees, ensuring privacy and tranquility. A decked seating area and well-kept lawn provide the perfect setting for outdoor relaxation and entertainment. You will also find an area to the side of the property where there are two sheds, these combined with the storage rooms in the extension make this an ideal property for some needing to store lots of equipment.

With fantastic scope for extension and improvement, this property presents an exciting opportunity for those looking to add value. Priced competitively and sure





to attract interest, don't hesitate to arrange a viewing through the Rezide office. Discover the potential awaiting in this charming family home on Maple Road.

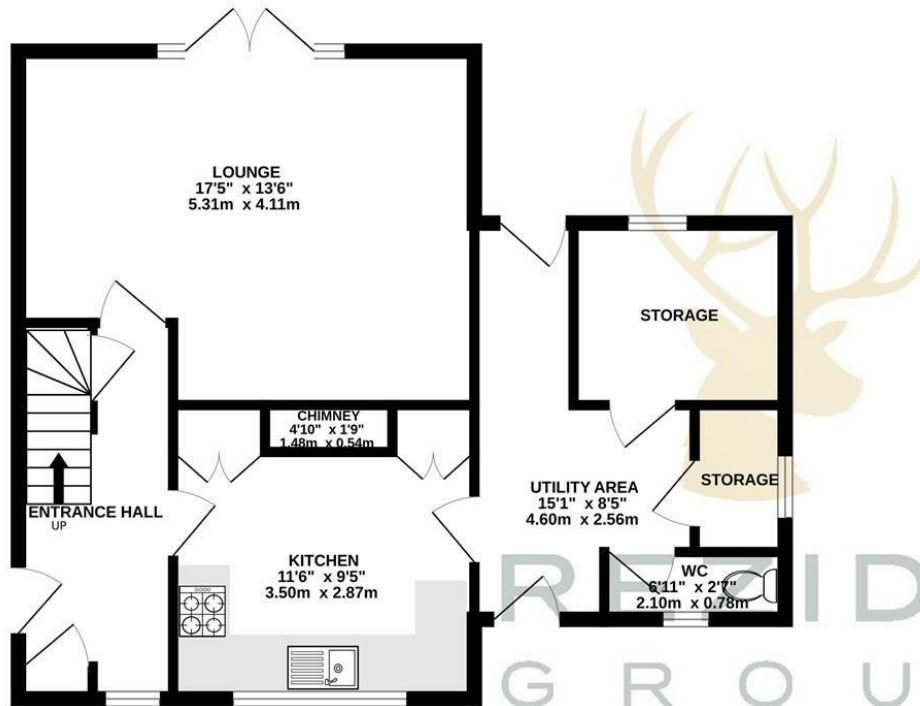




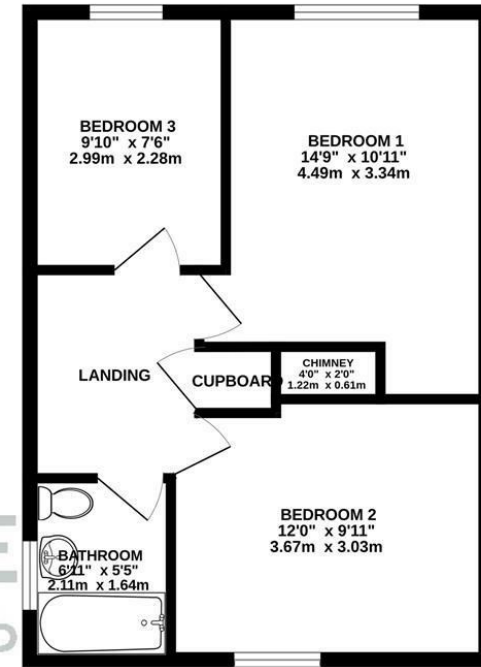




GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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