

William.



73 Beacon Road
Loughborough, LE11 2BE

Guide price £349,950



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William. is delighted to offer this well presented, extended three bedroom semi-detached property to market. Boasting the added benefit of **** NO UPWARD CHAIN **** It is a property which must be viewed to be fully appreciated!

Located on Beacon Road, within easy reach of Loughborough's vibrant town centre, this fantastic property has been well kept by the existing owners and retains a wealth of character features throughout, with accommodation in brief comprising: Entrance hall, formal living room, spacious dining kitchen, garden room and useful cloakroom/WC on the ground floor. Whilst to the first floor are three well-proportioned bedrooms and family bathroom.

Externally, the property benefits from a private block paved driveway, providing off street parking for two vehicles which is bordered by a selection of mature plants / shrubs. To the rear, the low maintenance, fully enclosed West facing garden is the ideal place for outdoor entertaining!

The property is ideally located within walking distance of Loughborough town centre and its array of local amenities including: Independent shops, supermarkets, medical centres, pubs/restaurants, leisure centre and cinema. Loughborough College and Loughborough University are both within easy reach.

The location also provides quick access to a number of key road links to Leicester, Nottingham & Derby via the A6, A46, A50 M1 Motorway as well as East Midlands Airport. Direct rail links to Nottingham and London St Pancras international are available from nearby Loughborough train station.

Viewing of this property is highly recommended to appreciate the size, location and accommodation on offer. Viewings are strictly by appointment only and are to be booked directly via William. Property

ACCOMODATION COMPRISES:





GROUND FLOOR

Entrance Hall
14'9" x 3'5" (4.5 x 1.05)

Formal Living Room
13'5" x 10'2" (max) (4.09 x 3.1 (max))

Dining Kitchen
19'5" x 18'4" (max) (5.94 x 5.6 (max))

Cloaks / WC
6'2" x 4'7" (1.9 x 1.4)

Garden Room
12'3" x 9'6" (3.75 x 2.9)

FIRST FLOOR

Bedroom 1
11'10" x 10'11" (3.63 x 3.35)

Bedroom 2
10'11" x 10'11" (3.35 x 3.35)

Bedroom 3
7'10" x 7'8" (2.4 x 2.35)

Bathroom
8'6" x 4'9" (2.6 x 1.45)

OUTSIDE

Driveway / Parking

Gardens

Disclaimer

Floor Plan



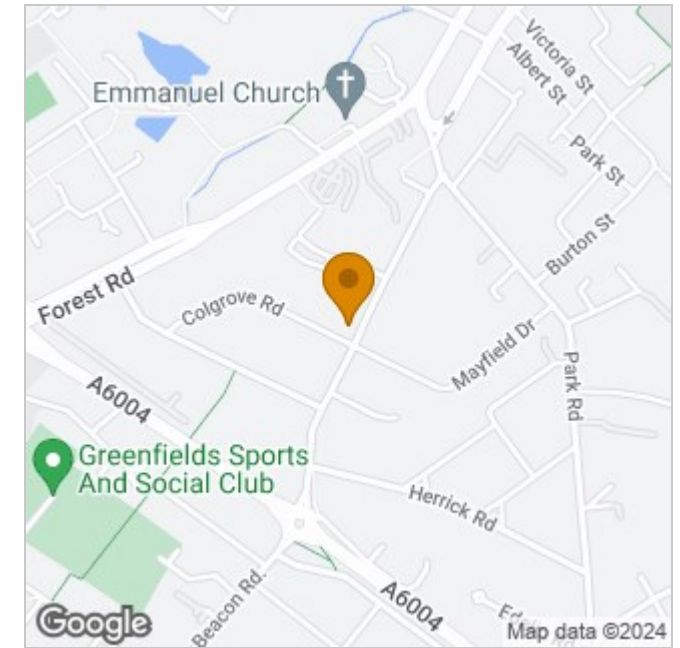
Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

