

William.



9 Blenheim Close
Loughborough, LE11 4SA

Guide price £325,000



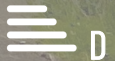
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9 Blenheim Close

Loughborough, LE11 4SA

William. is pleased to offer the rare opportunity to purchase this deceptively spacious, four bedroom, extended detached family home. A true blank canvas, this fantastic property offers scope for further extension / re-modelling and boasts the added benefit of * NO UPWARD SALES CHAIN**

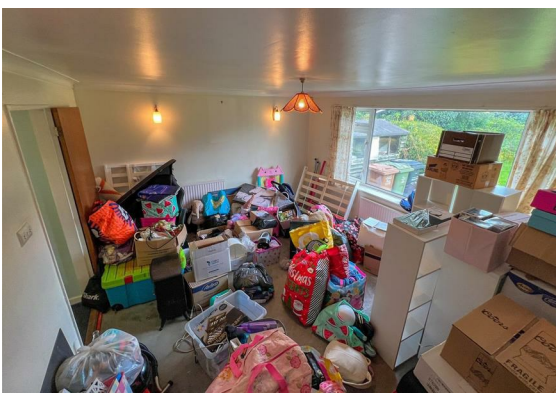
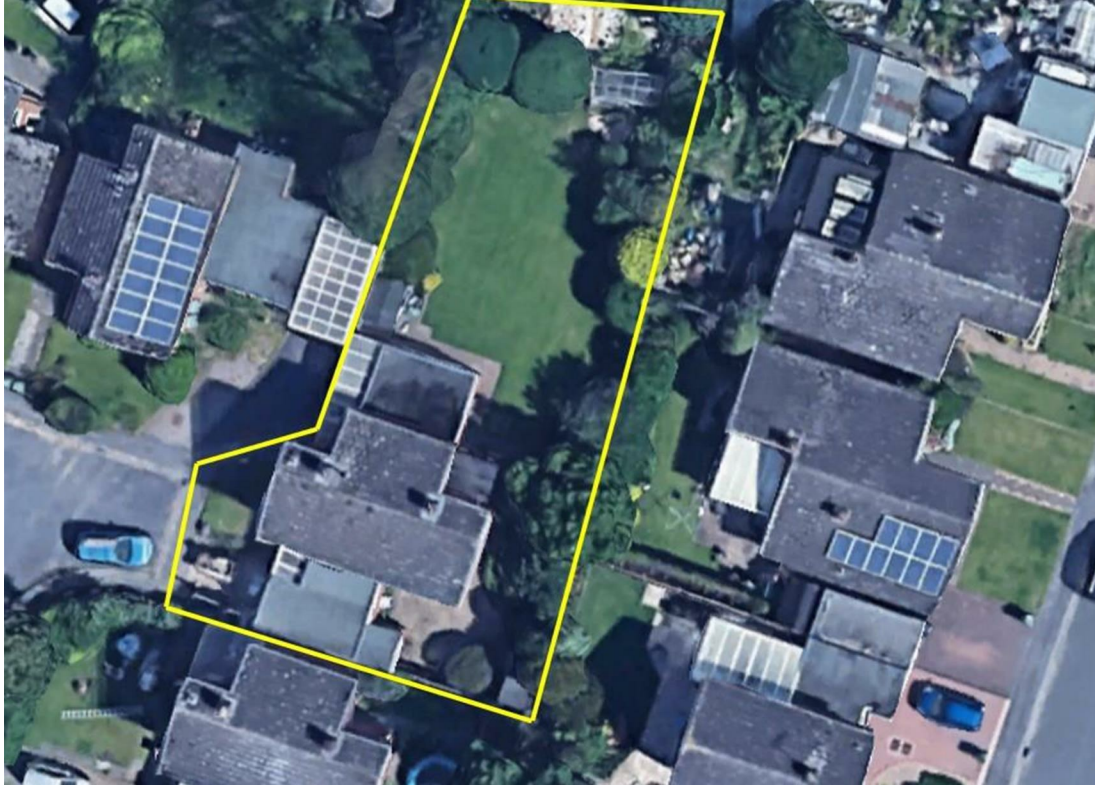
Located in Blenheim Close, a peaceful residential cul-de-sac on the outskirts of Loughborough town centre, the property has been owned for over fifty years by the current family. Versatile accommodation in brief comprises: Entrance porch, entrance hall, downstairs WC, kitchen, dining room, formal living room, conservatory and an additional reception room to the ground floor. Whilst to the first floor are four well proportioned bedrooms and family bathroom. There is scope to extend to the side / rear elevations (subject to planning) to add additional bedroom / bathroom or living space. Externally the property benefits from a larger than average, fully enclosed rear garden which is the ideal space for outdoor entertaining, as well as a private driveway with the potential to park multiple vehicles and access to a single garage.

Ideally located close to Loughborough town centre and its array of local amenities including supermarkets, medical centres, shops, pubs/restaurants and leisure centre, the location also provides quick access to a number of key road links to Leicester, Nottingham and Derby via the A6, A46, M1 and M69 Motorways as well as direct rail links to London St. Pancras International from Loughborough train station.

The property is within close proximity to a selection of local schooling options including Charnwood College, Delisle College, Thorpe Acre Junior School as well as Loughborough University and Loughborough College.

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

ACCOMMODATION COMPRISES:





GROUND FLOOR

Entrance Porch
7'4" x 4'7" (2.26 x 1.4)

Entrance Hall
10'10" x 4'11" (3.31 x 1.52)

Downstairs WC
9'2" x 2'7" (2.8 x 0.80)

Kitchen
13'2" x 10'4" (max) (4.02 x 3.15 (max))

Living Room
17'4" x 11'9" (5.3 x 3.6)

Dining Room
14'5" x 8'2" (4.4 x 2.5)

Conservatory
7'7" x 6'6" (2.33 x 2.0)

Rear Reception Room
14'5" x 11'8" (4.4 x 3.56)



FIRST FLOOR

First Floor Landing

Bedroom 1
13'5" x 10'5" (4.1 x 3.2)

Bedroom 2
14'3" x 8'9" (max) (4.36 x 2.69 (max))

Bedroom 3
10'5" x 8'6" (max) (3.2 x 2.6 (max))

Bedroom 4
8'7" x 7'0" (2.63 x 2.15)

Family Bathroom
7'4" x 5'8" (2.25 x 1.75)

OUTSIDE

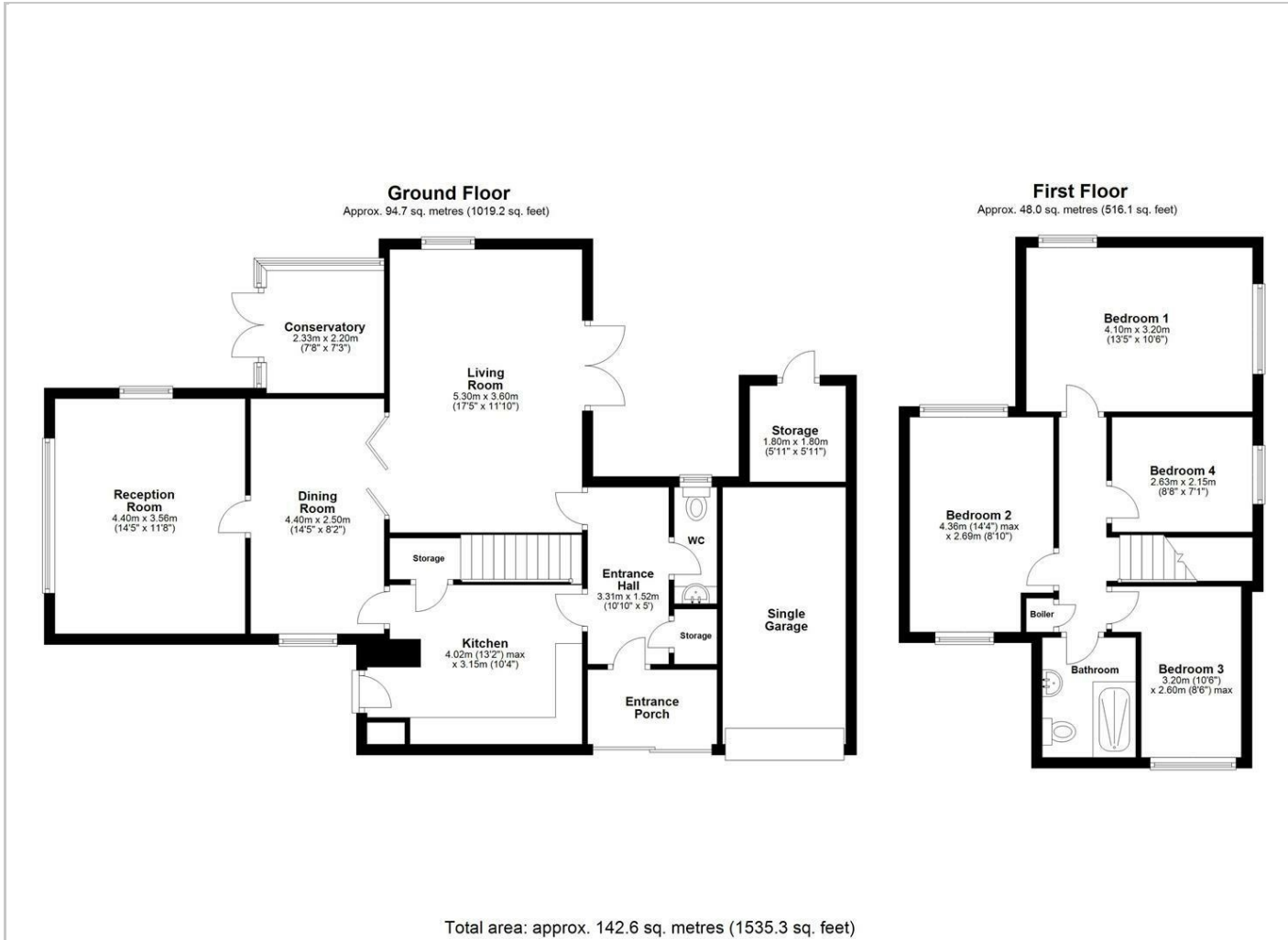
Front & Rear Gardens

Driveway & Single Garage

Disclaimer



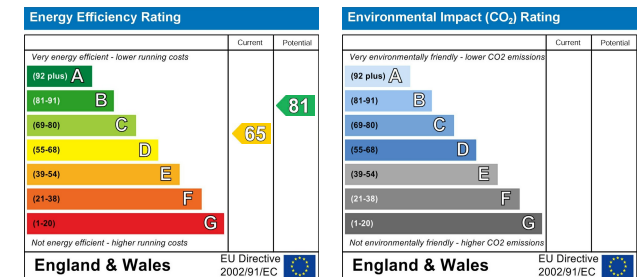
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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