

William.



27 Colgrove Road
Loughborough, LE11 3NL

Guide price £385,000



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William. is delighted to offer this immaculately presented three bedroom detached property to market. With Planning Permission Granted for a spacious, full width ground floor extension, this is a property which must be viewed to appreciate the location, finish and potential !

Located on Colgrove Road, within easy reach of Loughborough's vibrant town centre, this fantastic property has been tastefully upgraded and meticulously maintained by the existing owner and retains a wealth of character features throughout, with accommodation in brief comprising: Entrance hall, formal living room, separate dining room, conservatory, kitchen, utility area and useful cloakroom/WC to the ground floor. Whilst to the first floor are three well-proportioned bedrooms and re-fitted contemporary family bathroom (with shower and bath)

Externally, the property benefits from a private driveway, providing off street parking and mature front garden. To the rear, the private, fully enclosed garden boasts a selection of mature planting and trees, making it the ideal place for outdoor entertaining! The property also benefits from a modern detached garage (to the rear elevation)

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 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 potential on offer. Viewings are strictly by appointment only and are to be booked directly via William. Property

ACCOMMODATION COMPRISES:

**** PLANNING PERMISSION ****





Ground Floor

Entrance Hall
17'8" x 6'10" (5.4 x 2.1)

Living Room
11'9" x 11'5" (3.6 x 3.5)

Dining Room
12'7" x 11'5" (3.85 x 3.5)

Conservatory
11'1" x 9'8" (3.4 x 2.95)

Kitchen
9'0" x 6'10" (2.75 x 2.10)

WC
6'0" x 3'1" (1.85 x 0.95)

Utility
4'7" x 3'7" (1.4 x 1.1)

First Floor

First Floor Landing
7'10" x 6'10" (2.4 x 2.1)

Bedroom 1
11'9" x 11'5" (3.6 x 3.5)

Bedroom 2
12'7" x 11'5" (3.85 x 3.5)

Bedroom 3
7'2" x 6'10" (2.2 x 2.1)

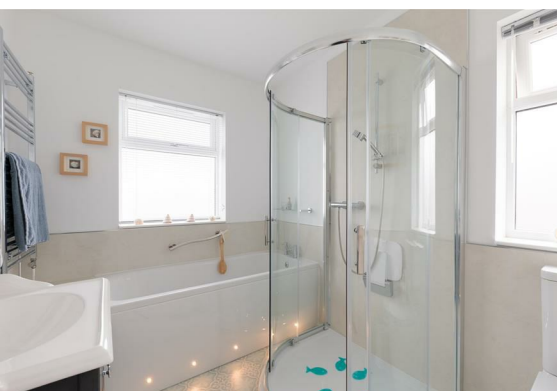
Bathroom
9'0" x 6'10" (2.75 x 2.1)

Outside

Driveway & Garage

Front & Rear 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

