

NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



Clowbridge Drive, Loughborough, Leicestershire LE11 4SU Offers Over £375,000

We are delighted to bring to the market this spacious four bedroom detached family home which benefits from having one owner since being built in 1982, double garage with off-road parking to the front, gas central heating, double glazed windows and doors throughout. Property is being sold with no chain and we urge anybody looking to purchase a property of this calibre to contact us as soon as possible as they rarely come available within this area. The property is situated on fantastic transport links for the M1 motorway as well as within walking distance to local primary and secondary schools.

Not to be missed with vacant possession and no upward chain!

The property comprises to the ground floor of an entrance hall, WC/cloakroom, good size lounge giving access into dining room with sliding patio door onto the south facing rear garden. Access can be gained to the fully fitted kitchen from both the entrance hall and dining room. To the first floor there are four bedrooms of which three benefit from built-in wardrobes. Off the landing there is a four piece bathroom suite. Externally the property has well-kept gardens to the front and rear with the property sitting on a larger than average plot. To the rear there is an enclosed rear garden with well-stocked flowerbeds, good size lawn and seating area.

Viewing by appointment only call us today to arrange an appointment as soon as possible!

Clowbridge Drive, Loughborough, Leicestershire LE11 4SU

Ground Floor

Entrance Hall



Stairs to the first floor, telephone point.

WC / Cloakroom



Low flush WC along with wash hand basin.

Lounge

16'6 x 11'7 (5.03m x 3.53m)



Spacious lounge giving access into the dining room.

Dining Room

11'4 x 8'10 (3.45m x 2.69m)



Sliding patio door opening on to the rear garden.

Clowbridge Drive, Loughborough, Leicestershire LE11 4SU

Kitchen

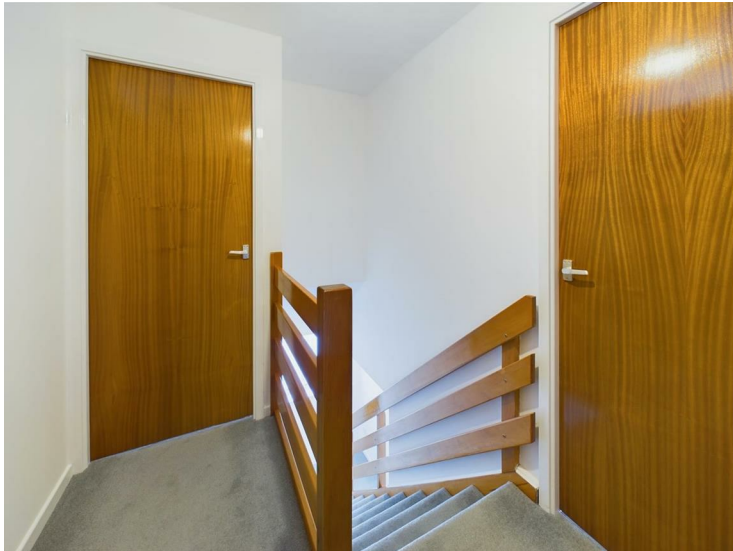
12'11 x 7'3 (3.94m x 2.21m)



Fully fitted kitchen with a full range of wall and base units.

First Floor

Stairs / Landing



Bedroom One

9'7 x 11'8 (2.92m x 3.56m)



Built-in wardrobe.

Bedroom Two

8'6 x 14'4 (2.59m x 4.37m)



Built-in wardrobe.

Clowbridge Drive, Loughborough, Leicestershire LE11 4SU

Bedroom Three

8'7 x 7'10 (2.62m x 2.39m)



Built-in wardrobes.

Four Piece Family Bathroom

Bath, low flush WC, wash hand basin and shower cubicle.

Bedroom Four

8'7 x 7 (2.62m x 2.13m)



Radiator, single pendant light, UPVC window.

Outside

Double Garage & Parking

Electric up and over door power and lighting. Off road parking for two vehicles.

Gardens



Well-kept garden to the front and rear. To the rear there is a good size patio, lawn and further seating area under a Pergola. Access into the garage from the garden via a door into the garden.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : Your property is in Council Tax Band D. Your annual Council Tax amount is £2000.70.

Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by

Clowbridge Drive, Loughborough, Leicestershire LE11 4SU

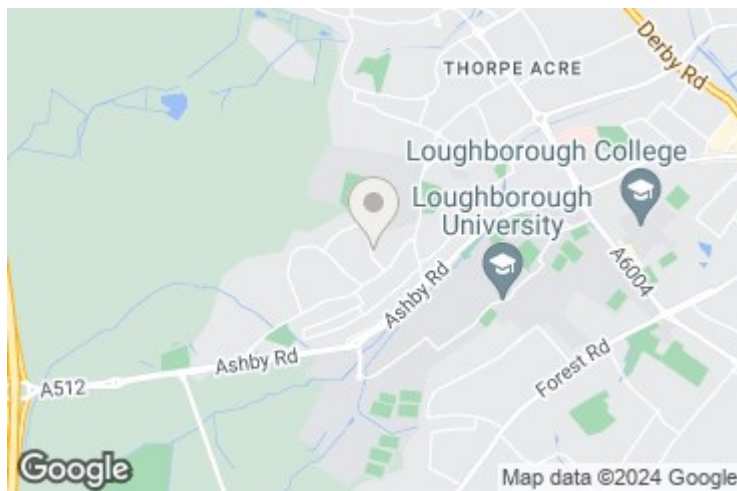
law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.





Floor 0



Floor 1

Approximate total area¹⁾
997.92 ft²
Reduced headroom
2.15 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

