

NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



Leckhampton Road, Loughborough, LE11 4TH £199,950

In need of upgrading or potential extension subject to the usual planning consents!

Welcome to Leckhampton Road, Loughborough - a charming property that could be your next dream home! This delightful house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there's plenty of space for the whole family to unwind and make lasting memories. The property also features a shower room, ensuring convenience and comfort for your daily routines.

Good sized gardens and rear driveway.

Situated in a desirable location, this house offers a generous 893 sq ft of living space, providing ample room for all your needs. Whether you're looking to host gatherings, work from home, or simply enjoy some quiet time, this property has the versatility to cater to your lifestyle.

Don't miss out on the opportunity to make this house your own - come and experience the warmth and potential that Leckhampton Road has to offer. Book a viewing today and step into your future home!

Leckhampton Road, Loughborough, LE11 4TH

Entrance Hall

7'2 3'2 (2.18m 0.97m)



Door to front, wooden window single glazed, cupboard, radiator.

Dining Room

10'3 8'1 (3.12m 2.46m)



Radiator window to the rear and radiator.

Lounge

13'10 12'5 (4.22m 3.78m)



Radiator, UPVC double glazed window to the front of the property, white built in tv stand and cupboards, fireplace, wood style , useful under stair cupboard.

Kitchen

10'4 11'2 (3.15m 3.40m)



Door to the rear garden, UPVC double glazed window, a range of modern fitted cupboards and worktops radiator.

Leckhampton Road, Loughborough, LE11 4TH

Landing

7'7 6'2 (2.31m 1.88m)



UPVC double glazed window, loft hatch with pull down ladder.

Bedroom One

9'2 9'2 (2.79m 2.79m)



Radiator below UPVC double glazed window to the rear, cupboard space.

Bathroom

6'3 6'3 (1.91m 1.91m)



White wc, and sink, separate shower cubicle with electric shower, radiator, UPVC double glazed window.

Bedroom Two

15'3 8'7 (4.65m 2.62m)



Open wardrobe with shelves and cupboards, UPVC double glazed window, radiator.

Leckhampton Road, Loughborough, LE11 4TH

Bedroom Three

10'5 6'10 (3.18m 2.08m)



UPVC double glazed window, radiator, cupboard with central heating boiler.

Garden



Extensive lawn, patio and shed to the rear.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : C

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 Nick Humphreys Estate & Letting Agents, 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

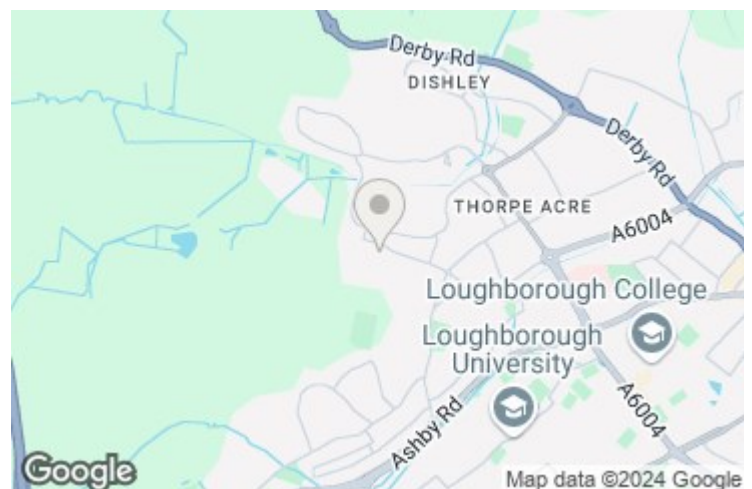
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being 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.

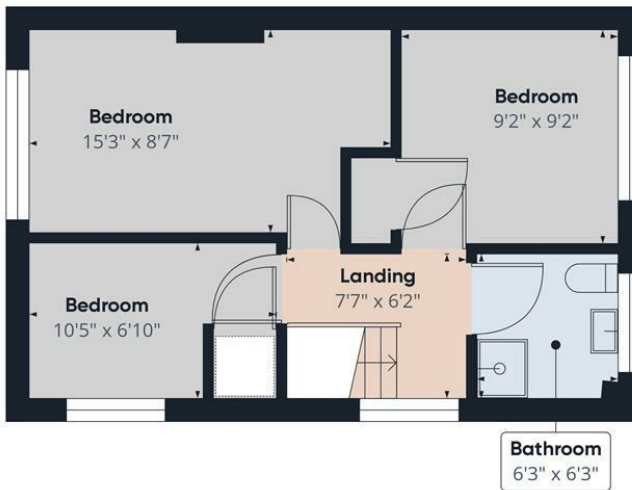
Hours Of Business

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





Floor 0



Floor 1

Approximate total area⁰
726.13 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

