

NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986



Rupert Brook Road, Loughborough, Leicestershire LE11 4NJ

£215,000

Located on Rupert Brook Road in walking distance to local Primary and Secondary Schools is this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 883 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere throughout.

The property boasts a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient. The three bedrooms are thoughtfully arranged, offering privacy and tranquillity for all occupants.

Parking is a breeze with space for two vehicles, a valuable feature in this bustling area. The location is particularly advantageous, with a bus route within walking distance, providing easy access to local amenities and the wider Loughborough area. Additionally, the nearby Morrisons supermarket ensures that your shopping needs are conveniently met.

This semi-detached house on Rupert Brook Road presents an excellent opportunity for those looking to settle in a vibrant community, with a blend of modern living and accessibility. Whether you are a first-time buyer or seeking a family home, this property is well worth a viewing.

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Entrance Hall

Upvc door to the front.

Lounge



Upvc window to rear and radiator.

Kitchen



Upvc window to the front, an extensive range of fitted cupboards, single drainer sink unit. Worcester central heating boiler, and plumbing for a washing machine.

Reception Room / Bedroom In The Past



Upvc window to rear and radiator.

Rear covered area

Utility

WC

low flush WC and wash hand basin.

Built-In Store

First Floor

Landing

Upvc window to side and loft access.

Bedroom One



Radiator and upvc window to rear.

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Bedroom Two



Upvc window to rear.

Bedroom Three

Upvc window to front radiator.

Bathroom



3 piece suite comprising panelled bath with electric shower, pedestal wash hand basin, low level wc. Upvc window to side and radiator.

Outside

Front Garden



lawn and high shrub borders

Rear Garden



Large lawned area and shrub borders

Single Garage

Parking To The Rear - Off Road

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : B

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

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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

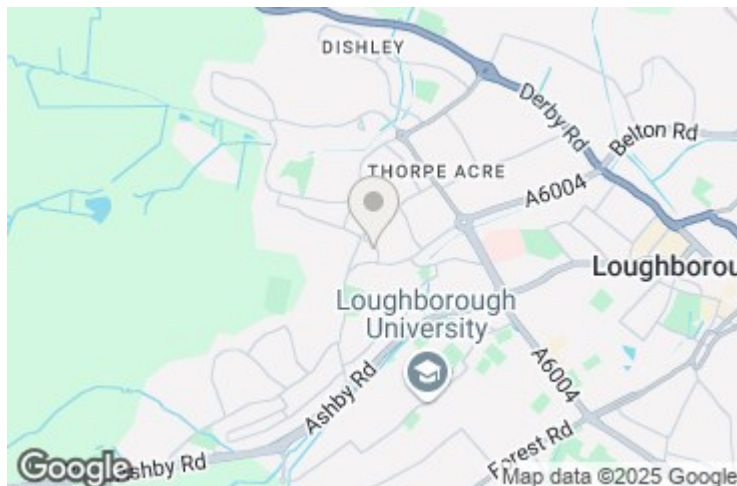
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being 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 area⁽¹⁾
815.9 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.

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