



Bramcote Road

Loughborough

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- ** NO UPWARD CHAIN**
- Detached four bedroom family home
- Adjacent to the Outwoods
- Close proximity to the town
- Sitting room, kitchen/dining room
- Family bathroom and cloakroom
- Gardens to the front and rear, integral double garage
- EPC Rating D / Council Tax Band E / Freehold

General Description

A well maintained four-bedroom detached family home set in an attractive semi-rural location on the forest side of the town.

The property boasts open views and has direct access to the Outwoods and the rolling Charnwood hills, ideal for those looking to escape to the country whilst being just 2 miles from the town.

Location

Loughborough is a vibrant University town offering an excellent range of facilities including shopping, cinema and leisure centre. Close by there is schooling of all grades including the popular Mountfields Lodge Primary School and Woodbrook Vale Secondary School, both of which have good Ofsted ratings.

The property itself is located just 2 miles from the town. Adjacent to the property are the Outwoods and the rolling hills of the Charnwood Forest, ideal for those seeking long country walks. There are many beauty spots close by, including Beacon Hill which is within walking distance of the property.

The nearby M1 allows for easy access to Leicester, Derby, Nottingham and East Midlands Airport. Loughborough train station provides a regular mainline service to London St Pancras.

Agent's Note

A beautiful location, rare to find.



Accommodation

Ground Floor: Entrance hall, cloakroom, sitting room, kitchen/dining room, WC.

First Floor: Four bedrooms and family bathroom.

Outside: Gardens to the front, rear and integral double garage.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band E.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

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 recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



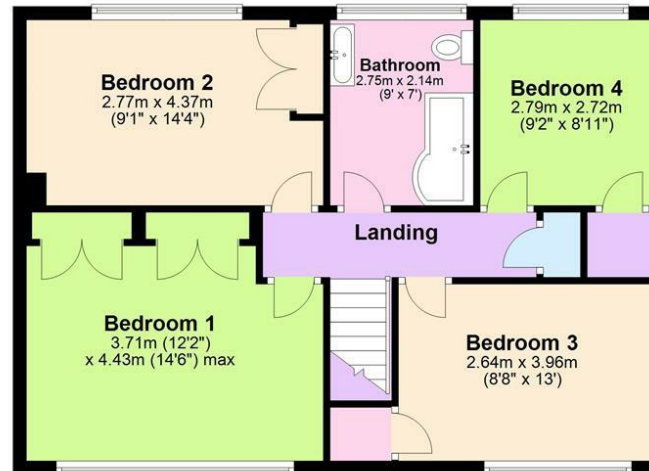
Ground Floor

Approx. 80.5 sq. metres (866.5 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.9 sq. feet)



Total area: approx. 142.8 sq. metres (1537.5 sq. feet)



Viewing by appointment only

Alexanders

21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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.

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.