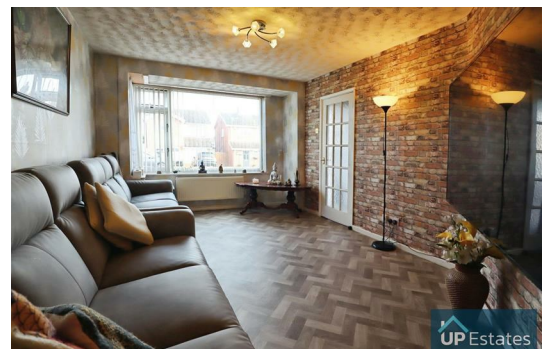




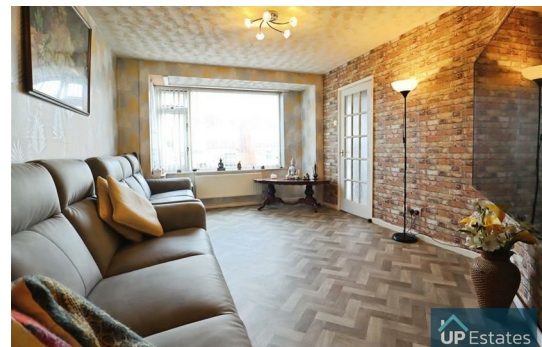
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3 Bedroom House - Detached
located on Buckingham Drive,
Loughborough
£325,000

 UP Estates



£325,000

- EXTENDED DETACHED FAMILY HOME
- THREE WELL PROPORTIONED BEDROOMS
- WC SHOWER ROOM & FAMILY BATHROOM
- SPACIOUS FAMILY LIVING ROOM
- GARAGE & DRIVEWAY
- POPULAR LOCATION

**** DETACHED EXTENDED THREE-BEDROOM HOME | GENEROUS LIVING SPACE | WELL PRESENTED THROUGHOUT | GARAGE (WORKSHOP/GYM), CARPORT & DRIVEWAY | PRIVATE GARDEN **** This deceptively spacious detached three-bedroom family home has been thoughtfully extended and well maintained, creating a versatile layout ideally suited to modern family life.

On the ground floor, a welcoming entrance hall leads through to the main sitting room, a bright and comfortable living space with a front aspect window. Flowing seamlessly into the dining room, this area is perfect for family meals and entertaining. Beyond is an extended reception room, a flexible space with doors opening onto the garden, making it ideal as a family snug, playroom, or home office.

The kitchen is set separately, well-fitted with ample storage units, worktops, and space for appliances. A downstairs WC with a shower room adds extra practicality, especially for families or visiting guests.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all able to accommodate double or generous single use, alongside a neatly appointed family bathroom with a three-piece suite. The sense of light and space throughout the first floor makes for a comfortable and versatile home.

OUTSIDE SPACE

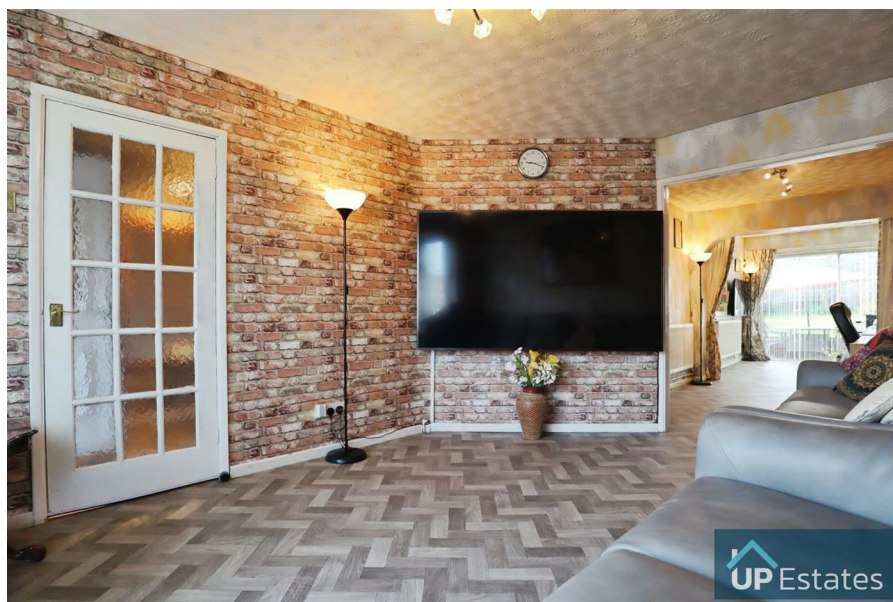
Externally, the property enjoys a driveway providing off-road parking for multiple vehicles leading to gated carport. To the rear lies a private and enclosed garden, mainly laid to lawn with patio area for outdoor seating. The size and seclusion of this garden make it ideal for families, summer entertaining, or simply enjoying the outdoors in peace. There is also a detached garage currently used as a workshop and gym. Call now to view!

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting





vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

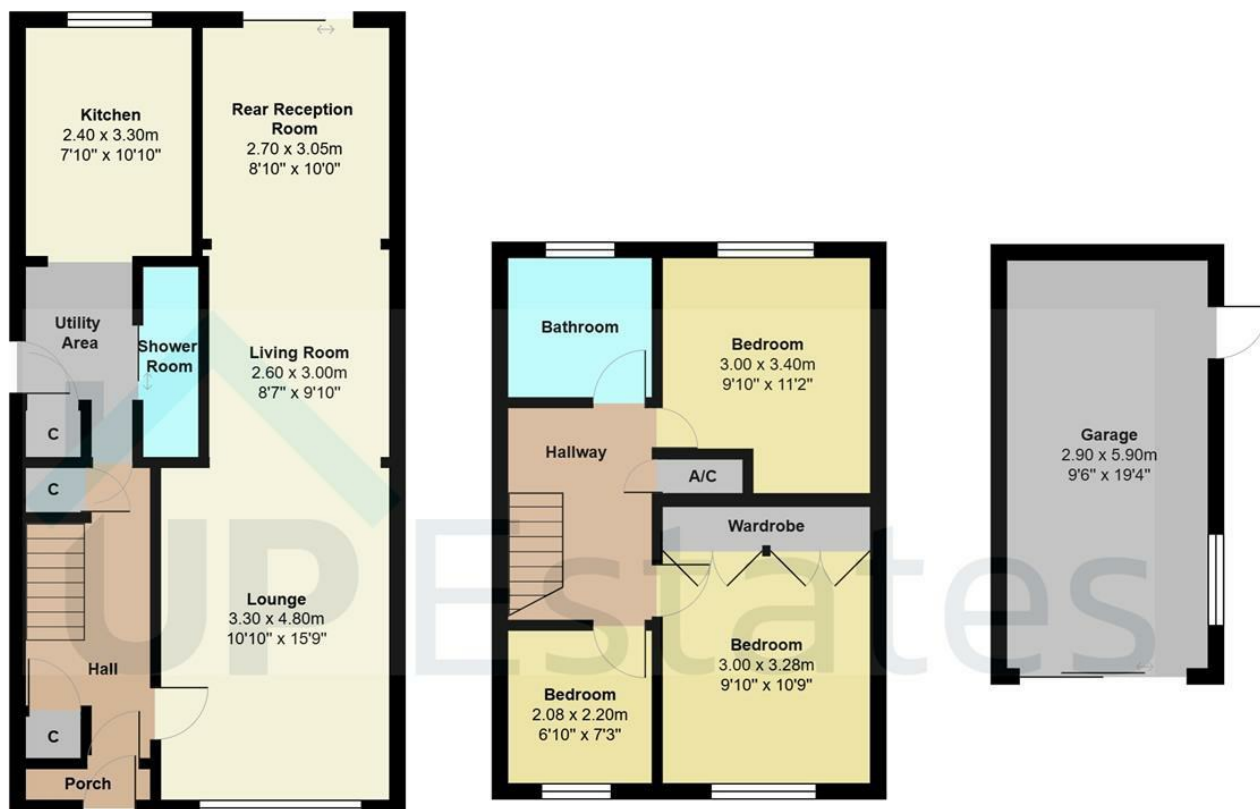
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Buckingham Drive, Loughborough





Total Area: 97.9 m² ... 1054 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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