



**Beacon Road, Loughborough, LE11 2BE**

**Asking price £245,000**

**Freehold**

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**Taylor's**

Est. 1992

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Spacious two-bedroom detached home

Ideal investment or first purchase

Off-road parking

Four piece bathroom suite

Large kitchen/diner

Quiet and private location

Please contact Taylors to arrange your visit



### Property description

**Reception room** 16'8" x 11'3" (5.09m x 3.44m)

**Kitchen area** 13'1" x 9'10", 11'4'9" (4m x 3,35m)

**Dining area** 13'6" mx 7'0" (4.14 mx 2.14m)

**Spare room** 11'3" x 7'4" (3.45m x 2.26m)

**Master bedroom** 15'6" x 11'3" (4.74m x 3.45m)

**Walk in wardrobe** 11'3" x 2'0" (3.45m x 0.61m)

**Bedroom two** 10'2" x 10'0" (3.12m x 3.07m)

**Bathroom** 10'3" x 8'7" (3.14m x 2.64m)



Spacious two-bedroom detached house | Private and quiet location | Off-road parking for multiple cars | Large kitchen/diner | Ideal investment or first home | Please contact Taylors to arrange your visit!

Welcome to this charming two-bedroom detached home in the sought-after area of Loughborough, LE11, where contemporary living meets comfort. This beautifully presented property offers a perfect blend of space and style, ideal for professionals or small families seeking a delightful neighborhood.

**\*\*Property Highlights:\*\***

- **\*\*Two Generous Bedrooms\*\***: Each bedroom is well-proportioned, offering ample space for rest and relaxation. The master bedroom comes with the convenience of a walk-in wardrobe.
- **\*\*Modern Bathrooms\*\***: The home features

a full family bathroom upstairs and a convenient WC on the ground floor, both finished to high standards.

- **\*\*Spacious Living Areas\*\***: Enjoy the warmth of the living room, with its welcoming atmosphere, perfect for entertaining guests or unwinding with family. The additional sitting room provides a cozy retreat or could serve as a home office.

- **\*\*Fully Equipped Kitchen\*\***: A culinary enthusiast's dream, the kitchen is equipped with modern appliances, ample storage, and a dining area that is perfect for casual meals or dinner parties.

- **\*\*Private Outdoor Space\*\***: The property boasts a private, paved garden area that is perfect for outdoor dining or simply enjoying the fresh air.

**\*\*Floor Plan Details:\*\***

- **\*\*Floor 1\*\***: Includes a welcoming entrance hall, spacious living room, sitting room,

kitchen with dining area, and a WC.

- **\*\*Floor 2\*\***: Features two bedrooms and a family bathroom.

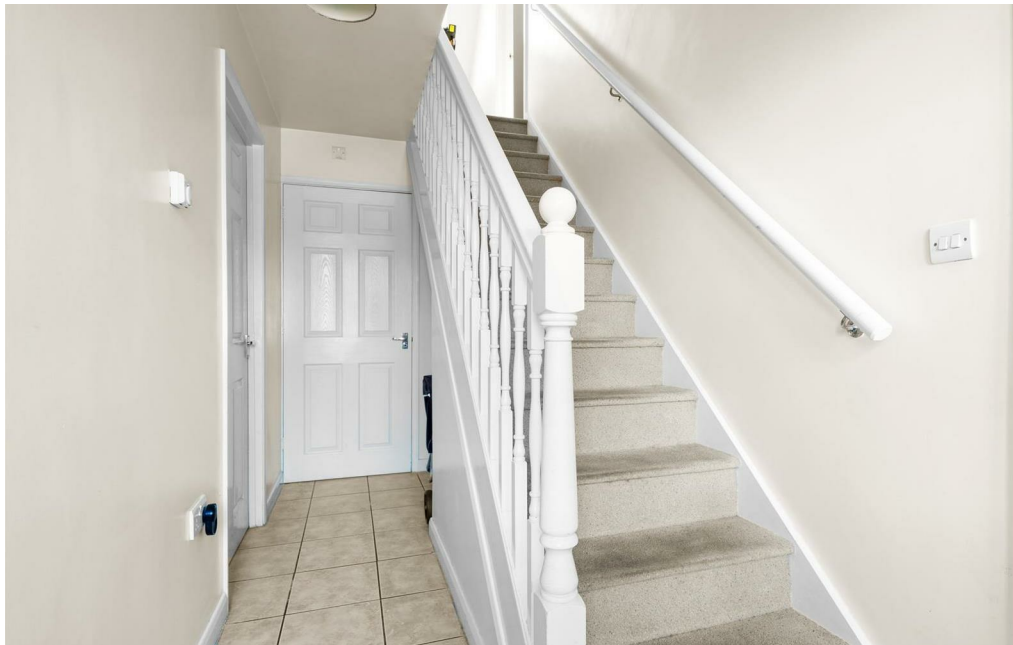
**\*\*Additional Features:\*\***

- The home's interior is tastefully decorated with a neutral color palette, complemented by natural light streaming through generous windows.

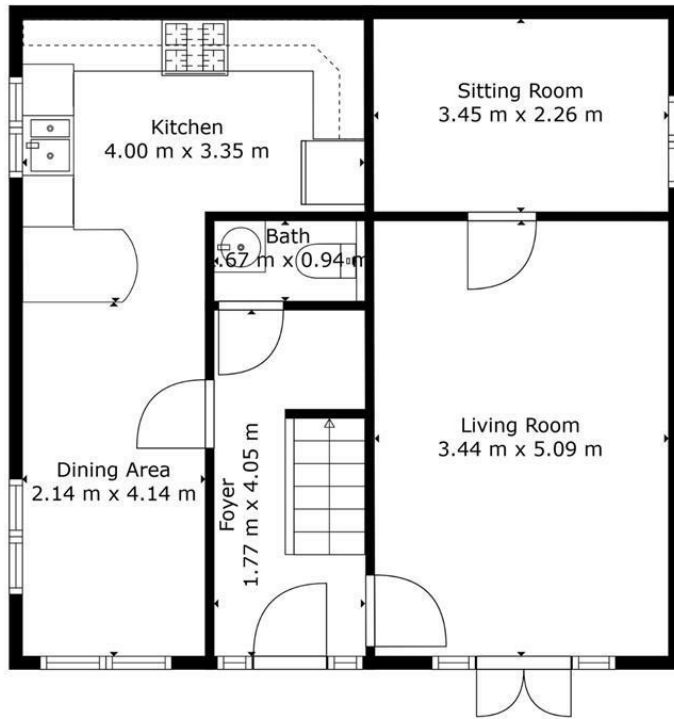
- High-quality flooring throughout the home adds a touch of elegance and ease of maintenance.

This home is a perfect canvas for those looking to imprint their personal style. With its combination of comfort, convenience, and location, this property is not just a house but a place you can truly call home.

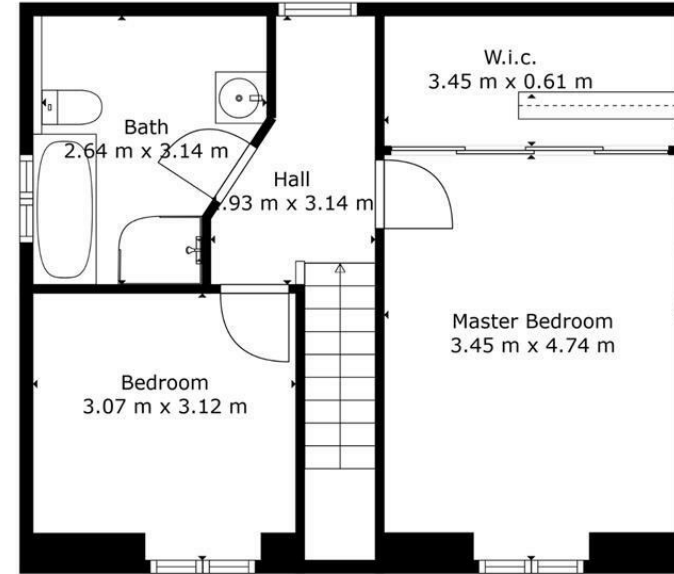
Contact us today to schedule a viewing and take the first step towards making this your new abode!







Floor 1



Floor 2

**TOTAL: 83 m<sup>2</sup>**  
 FLOOR 1: 56 m<sup>2</sup>, FLOOR 2: 27 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 21 m<sup>2</sup>

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.