

Holdings

A Modern Estate Agent



493 New Ashby Road
, Loughborough, LE11 4EU

Guide price £275,000



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The property is situated far back from the road with a spacious driveway area in front, paved with tarmac and adorned with decorative block-paved edging and walling. The driveway can comfortably fit five or six vehicles and provides access to the rear garden on the right-hand side. An outside light is present at the front entrance, where a decorative step leads inside through a uPVC double-glazed door with matching side windows to the Entrance Hall. This hall features a staircase leading to the first floor, ceiling light, radiator, telephone point and oak-effect laminate flooring. The hall also has internal doors leading to the ground floor accommodation.

The Through Lounge includes oak-effect laminate flooring, uPVC double-glazed french doors to the rear garden, a window to the front, a radiator, ceiling light, and a recessed feature fireplace. The Fitted Kitchen includes base and eye-level units, a stainless steel sink, dishwasher, oven, hob, and extractor. The Dining Area has a window to the front and a radiator.

A Rear Lobby leads to Bedroom Four, Bedroom Five/Office, and a Shower Room. The Shower Room features a large corner shower unit, washbasin, and toilet.

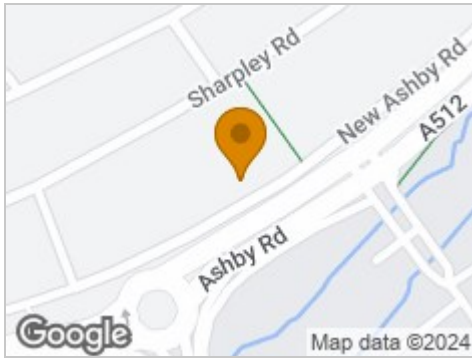
The First Floor Landing has access to all three bedrooms and a separate WC. The Master Bedroom includes a Glow Worm combi central heating boiler. Bedroom Two features a built-in wardrobe, while Bedroom Three has a wardrobe recess. The

Bathroom includes a panelled bath with a mixer shower, wash hand basin, heated towel rail, and an extractor fan. The WC has a close-coupled toilet.

The property's rear garden is an extremely generous size (approx 0.10 acres) due to the width of the plot and is also very deep. There are two good-sized lawn areas with a pathway bi-secting the two and plentiful spaces for outside seating/entertaining, children's play equipment etc, with fencing to the boundaries.



Road Map



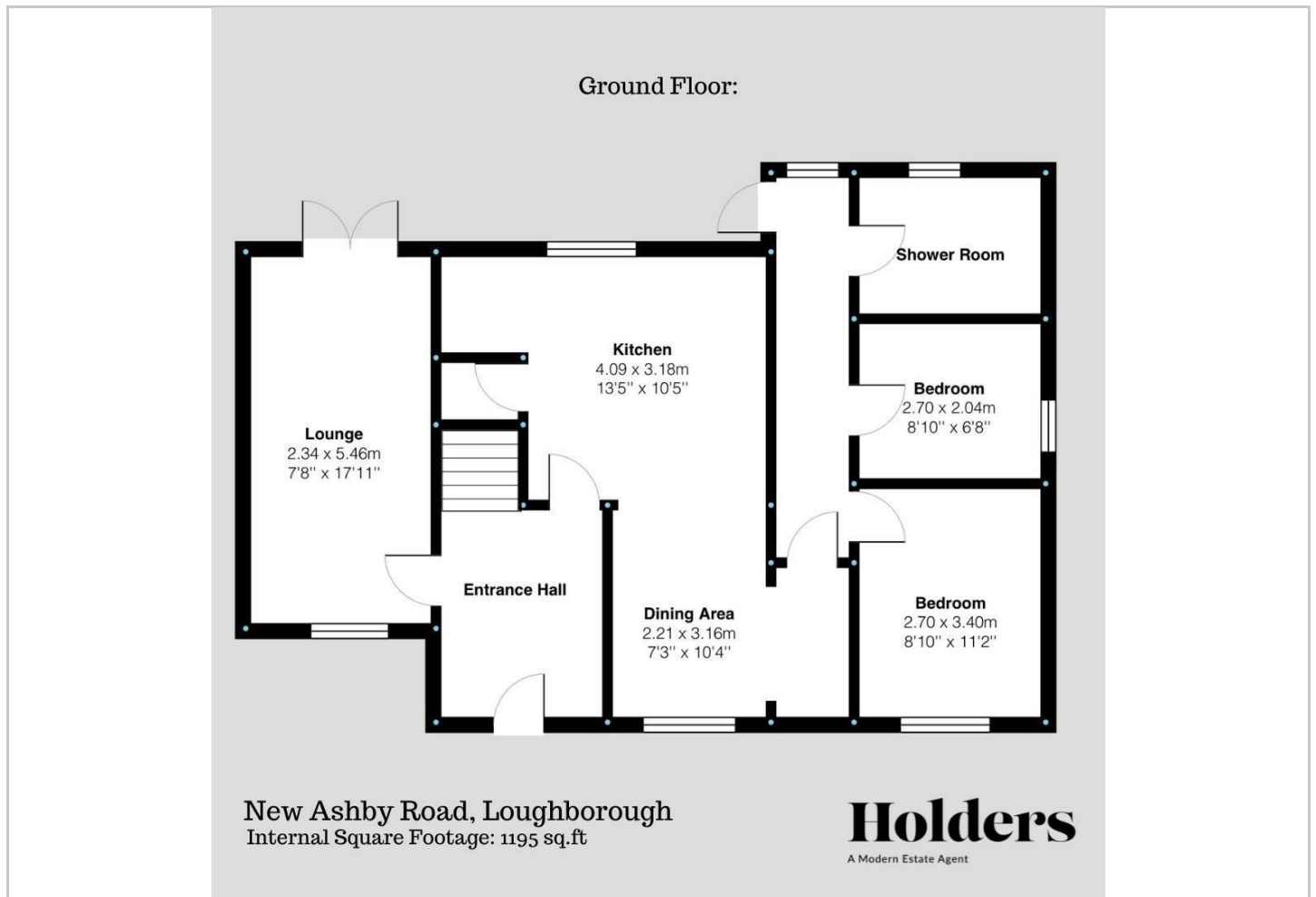
Hybrid Map



Terrain Map



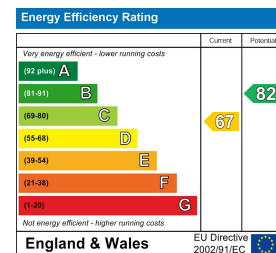
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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