



Tuckers Road | Loughborough | LE11 2PJ

Asking price £217,500



**RICHARD
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ESTATE AGENTS & VALUERS

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A superbly presented traditional bay fronted semi detached house, with large rear garden and off road parking. The property is well presented throughout with contemporary neutral decor and a modern kitchen and bathroom. Featuring GCH and Upvc DG. The accommodation comprises entrance hall, lounge with bay window and a large dining kitchen with ground floor w/c just off. The first floor landing gives way to two double bedrooms and a large bathroom with separate bath and shower cubicle. The property has a front and rear garden with the rear being of a particularly generous size and lending itself to further extension of the property similar to many nearby homes (subject to planning permission). The property also has off road parking on a driveway and a large shed/lean to at the right hand side. This property would make an ideal investment opportunity, first time buy or downsize. *The property is currently let until April '25 and the tenant would like to stay if it is sold to an investor*

- Superbly Presented Property
- Popular Location
- Lounge with Bay Window
- Two Double Bedrooms
- Large Garden
- Traditional Bay Fronted
- Walking Distance to Amenities
- Large Dining Kitchen
- Large Modern Bathroom
- Driveway and Store/Lean to

Entrance Hall

With a composite front door, stairs leading to the first floor and access to the lounge.

Lounge

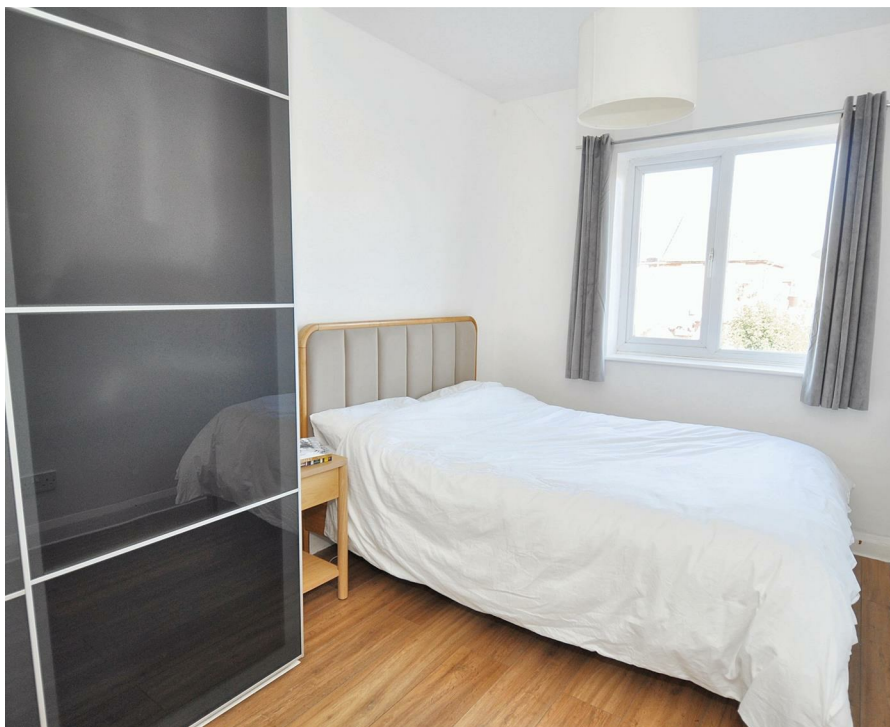
An impressive light and airy space with a large bay window to the front elevation, incorporating stained glass features. There is timber flooring through this space and an archway open plan to the kitchen.

Dining Kitchen

A spacious open plan dining kitchen with window and sliding patio door to the rear overlooking the garden. There is tiled flooring whilst the working area of the kitchen has a range of wall and base mounted units comprising wood laminate fronted units with contrasting black granite effect laminate worktops, stainless steel sink unit and drainer, built in electric oven, hob and extractor. There are ceiling spot lights and space for washing machine and fridge/freezer.



"Superbly presented throughout"



W/c

An understairs w/c with low level flush w/c.

Landing

With loft access allowing additional storage with partial boarding, window to the side of the landing and access to -

Bedroom 1

A large double bedroom with bay window to the front, fitted wardrobes, wood laminate flooring and ample space for bed and bedroom furniture.

Bedroom 2

With space for double bed, there is a window to the rear, fitted wardrobes and wood laminate flooring.

Bathroom

Fitted with a modern four piece suite comprising low level flush w/c, pedestal wash hand basin, double end bath and separate shower cubicle with wall mounted mixer shower.

Outside

The property has off road parking and low maintenance pebble covered driveway, with access to the store/lean to at the side, which has double doors at the front and door to the rear garden. The rear garden is generous in size with a pebble covered entertaining area and a large lawn with surrounding shrubbery.

The Area

The property sits in a popular position with the picturesque 'Charnwood Water' nearby which is a popular recreational spot for birdwatchers and dog walkers alike. Its only 15 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby and picturesque walks along the Canal and into nearby open countryside.

Extra Information

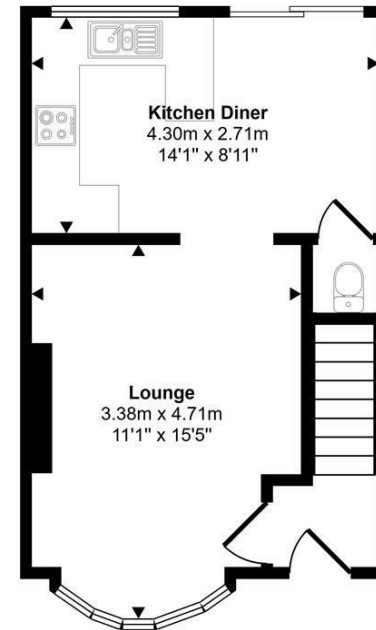
To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage

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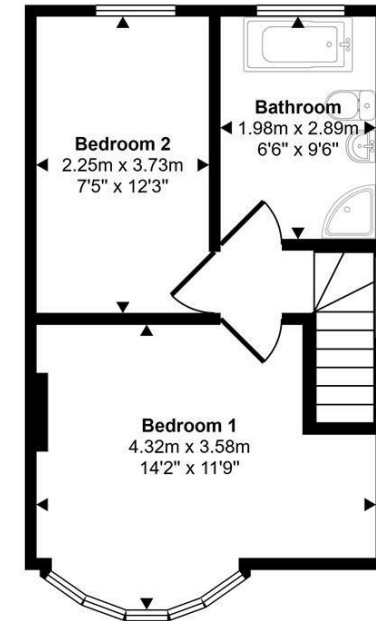
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
The Worcester boiler was fitted circa 5 years ago.



Approx Gross Internal Area
62 sq m / 666 sq ft

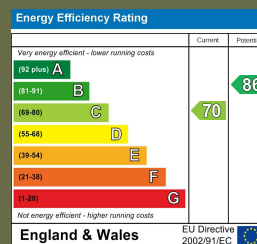


Ground Floor
Approx 31 sq m / 334 sq ft



First Floor
Approx 31 sq m / 331 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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