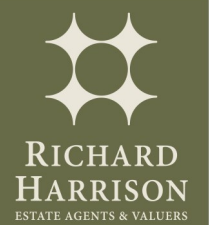




Bramcote Road | Loughborough | LE11 2SA

Asking price £399,950



Bramcote Road |
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Situated in this highly regarded and much sought after position on the Forest Side of Loughborough, this particularly spacious four bedroom detached family home sits in a generous garden plot and offers excellent scope for further improvement/extension and modernisation. The house also has the benefit of being placed opposite the open recreational green space of Pignut Spinney, which in turn leads to a great expanse of open countryside towards the Outwoods, where you can even walk to the pubs at Woodhouse Eaves and Quorn.

Substantial Detached House	Four Bedrooms
Two Reception Rooms	Ground Floor W/c
Generous Garden Plot	Forest Side Location
Opposite Pignut Spinney	Outstanding Views to the Front
Double Garage and Driveway	No Upward Chain

Entrance Porch

Fitted with double timber framed doors leading to the entrance door.

Entrance Hall

A spacious hallway with stairs rising to the first floor landing.

Living Room

A particularly large room which can be rare to find, with a delightful view out of the front window over the green area opposite. There is a wall mounted gas fire and French doors to the rear garden.



"A highly regarded and sought after address"



Dining Room

With a window to the front and ample space for a dining table and chairs. This room lends itself to being knocked through to the kitchen, to create a large family living dining kitchen.

Breakfast Kitchen

Featuring a range of wall and base mounted units with worktops and built in oven, hob and space for additional appliances. There is a breakfast bar and window to the rear, door to the side.

W/c

A ground floor W/c with low level flush w/c, wash hand basin and a window to the rear.

Landing

giving access to all rooms -

Bedroom 1

Currently used as a large sitting area/study, whilst enjoying the wonderful view at the front, this room would make an ideal master bedroom.

Bedroom 2

A spacious bedroom with window to the front overlooking the lovely view.

Bedroom 3

With window to the rear and ample space for bed and bedroom furniture.

Bedroom 4

With window to the rear and ample space for bed and bedroom furniture.

Bathroom

Featuring a three piece suite comprising bath, w/c and sink unit. The bathroom is quite spacious and lends itself to a luxury re-fit.

Outside

Boasting a generous paved driveway with ample parking for a number of vehicles, leading to the double garage, which has up and over door, power/lighting and a pedestrian door to the rear. The garage also houses the modern wall mounted gas central heating boiler. The rear garden is spacious and tiered into differing sections of planting, with a large patio area ideal for entertaining immediately to the rear of the house.



The Area

The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Outwoods Edge and also Mountfields Lodge primary schools.

Extra Information

To check the Internet and Mobile coverage you can use the following link:

https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

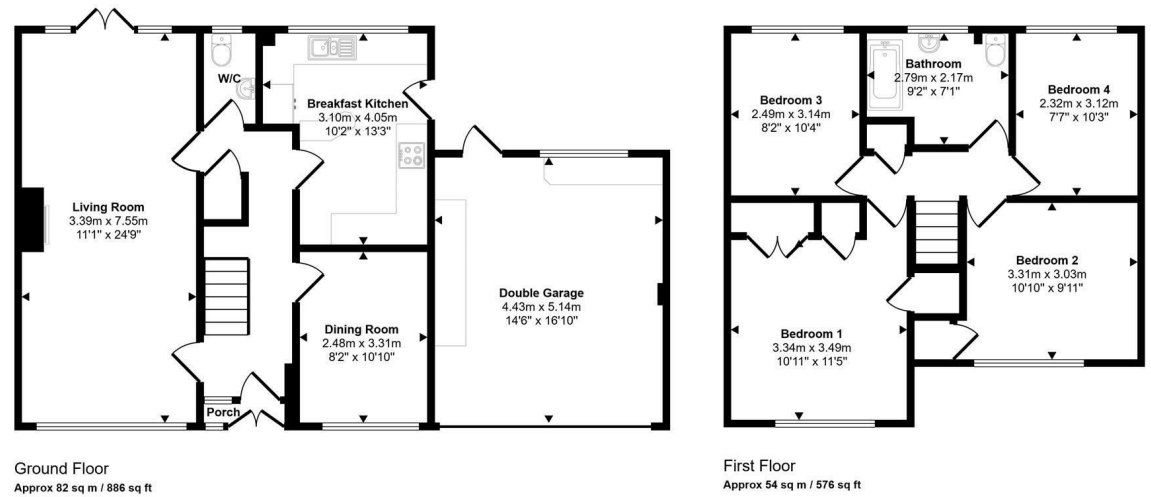


"Offering excellent scope for extension and improvement"

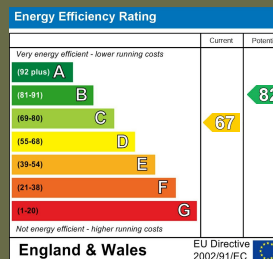




Approx Gross Internal Area
136 sq m / 1462 sq ft



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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