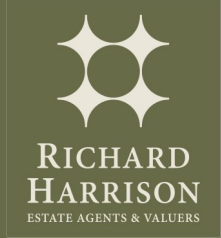




Beacon Road | Loughborough | LE11 2RB  
Asking price £289,950





Beacon Road |  
Loughborough | LE11 2RB  
Asking price £289,950

Situated on a generous corner plot in this much sought after and highly regarded premier address on the Forest Side, this traditional bay fronted semi-detached house is superbly presented and demands internal inspection. The property offers spacious living accommodation with two reception rooms, contemporary fitted kitchen and a conservatory, three bedrooms and re-fitted bathroom. There are gardens to three sides, including a recently landscaped decking area for entertaining, off road parking and all situated within walking distance to Mountfields Lodge and Sacred Heart primary schools, and Woodbrook vale secondary school. The town centre and University are a short walk away.

Premier Forest Side Address	Traditional Bay Fronted Semi
Superbly Presented	Three Bedrooms
Two Reception Rooms	Conservatory
Re-Fitted Kitchen and Bathroom	GCH and Upvc DG
Off Road Parking	Garden to Three Sides

#### Entrance Porch

Brick and Upvc porch with double doors and entrance door to hallway.

#### Entrance Hallway

A spacious hall with stairs to the first floor, access to all ground floor rooms, and a feature porthole window to the side.

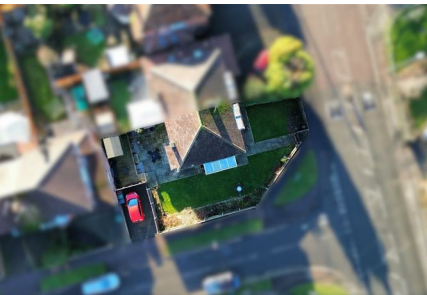
#### Lounge

A lovely lounge with large bay window to the front and a feature gas living flame fireplace with contemporary black granite surround. There is an open arch to the dining room, making this a perfect entertaining and family living space.





*"Situated in  
this much  
sought after  
address"*



### **Dining Room**

With ample space for dining table and chairs, a door and windows to the rear lead directly out onto the newly laid patio.

### **Kitchen**

Fitted with a contemporary range of wall and base mounted units finished in an Oak frontage, with contrasting laminate worktops and splashbacks. There is a solid sink unit with mixer tap, built in electric oven, gas hob and extractor, with space for additional appliances. A large window to the rear overlooks the garden.

### **Conservatory**

A large Upvc conservatory with access doors at each end, an ideal place to sit in the sun overlooking the garden.

### **Landing**

With window to the side, loft access (part boarded) and access to all rooms.

### **Bedroom 1**

A particularly spacious bedroom with large bay window to the front, ample space for bed and bedroom furniture.

### **Bedroom 2**

A large double bedroom with window to the rear.

### **Bedroom 3**

Fitted with a shelved store cupboard, window to the front and ample space for a bed.

### **Bathroom**

Fitted with a modern three piece suite comprising bath with shower over, w/c and wash hand basin, there are windows to the rear and side and tiled floor/splashbacks.

### **Outside**

A unique feature of this property is its large corner plot, with garden to three sides, ideal for a family, with lawn, patio and recently landscaped area to the rear with decking, LED light features and shed. There is surrounding fencing and off road parking to the rear, accessed off Beacon Drive. Currently there is one large parking space on the drive, with ample room to create additional parking and re-install a garage if desired. There is also an outside light and power point.







### 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, Sacred Heart and also Mountfields Lodge primary schools.

### Extra Information

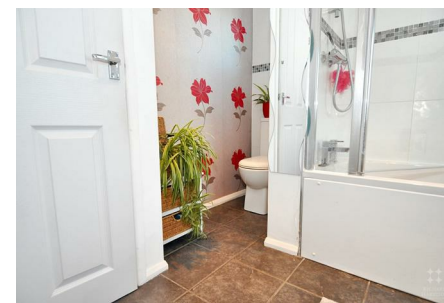
To check the Internet and Mobile coverage you can use the following link:

[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](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>

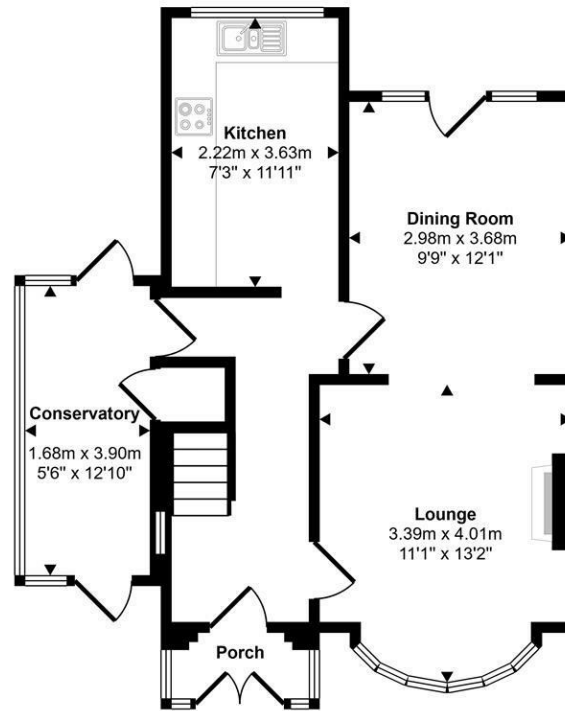


*"Offering gardens to three sides"*

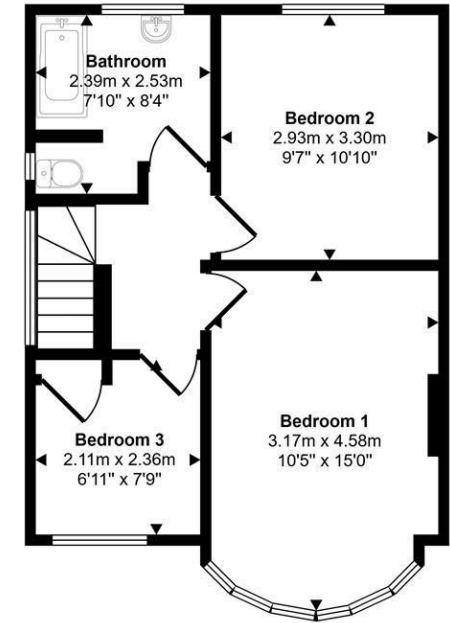




Approx Gross Internal Area  
92 sq m / 992 sq ft

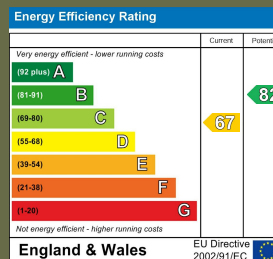


Ground Floor  
Approx 51 sq m / 553 sq ft



First Floor  
Approx 41 sq m / 439 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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