



Belvoir Drive | Loughborough | LE11 2SW

Asking price £249,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

Belvoir Drive |
Loughborough | LE11 2SW
Asking price £249,950

Situated in this popular and much sought after Forest Side location, this well presented property offers flexible and versatile accommodation, with GCH and Upvc DG, garage and driveway. Making an ideal family home, or alternatively for those looking for ground floor bed/bath facilities, the property has hallway, living room, breakfast kitchen, bed 3/dining room, ground floor accessibility adapted shower wet room and a conservatory. To the first floor are two further bedrooms and a luxury re-fitted shower room. There is a manageable garden, driveway and a garage with electric roller door. There is a regular bus route right outside, as well as nearby schools and shops.

Forest Side Location	Semi-Detached Home
Three Bedrooms	Two Shower Rooms
Living Room and Breakfast Kitchen	Driveway and Garage
Manageable Gardens	GCH and Upvc DG
Close to Local Amenities	No Upward Chain

Entrance Hall

A spacious hallway with window and door to the side elevation, serving as the main entrance door and providing access directly onto the driveway. There is a large cloak cupboard and a staircase rising to the first floor.

Living Room

Offering an abundance of space for living and dining room furniture and enjoying a large window to the front and a feature fireplace. There is also a door leading to dining room/bed 3.



*"Sought after
and popular
location"*



Breakfast Kitchen

Featuring a vast range of modern wall and base mounted utility units, with built in electric double oven, electric hob and extractor, space for dishwasher, stainless steel sink unit and drainer. There is a floor mounted gas central heating boiler and a large window to the front.

Dining Room/Bedroom 3

A large room which has a number of uses, either as a dining room, or as a third double bedroom to be used in conjunction with the adjacent wet room style shower room. A sliding patio door gives way to the conservatory.

Shower Room

Recently re-fitted to a high standard for easy accessibility in a wet room style, with floor soakaway and a wall mounted electric shower unit, there is a w/c, wash hand basin and a heated towel rail. There is a window to the rear.

Conservatory

With quality double glazed doors and windows, recently fitted by local company Needhams, this lovely space provides a wonderful view over the garden.

First Floor Landing

A spacious landing with large window to the rear, enjoying elevated views towards the Outwoods. There is useful eaves storage and access to -

Bedroom 1

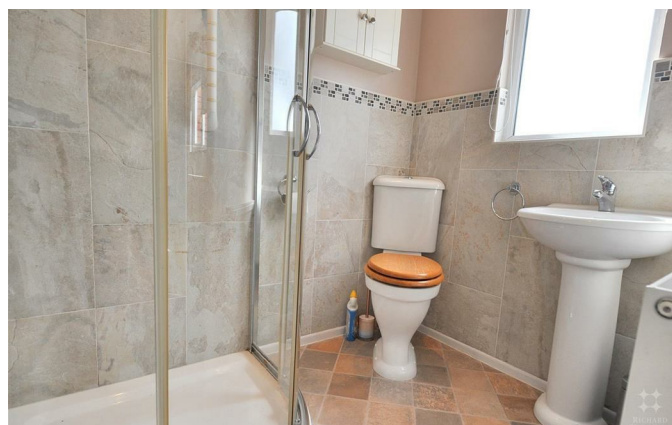
A spacious double bedroom with fitted wardrobes and a window to the front.

Bedroom 2

A spacious double bedroom with fitted wardrobes and a window to the front.

Shower Room

Fitted with a luxury suite comprising low level flush w/c, wash hand basin and corner shower cubicle with electric shower, there are ceiling spotlights, tiled splashbacks and window to the rear.



Outside

Featuring well maintained gardens with a long tandem driveway at the front of the property, with low maintenance planted shrubbery. There is access to a single garage with electric up and over roller shutter door, window and door to the rear. The rear garden offers a range of planted borders, lawn and patio.

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

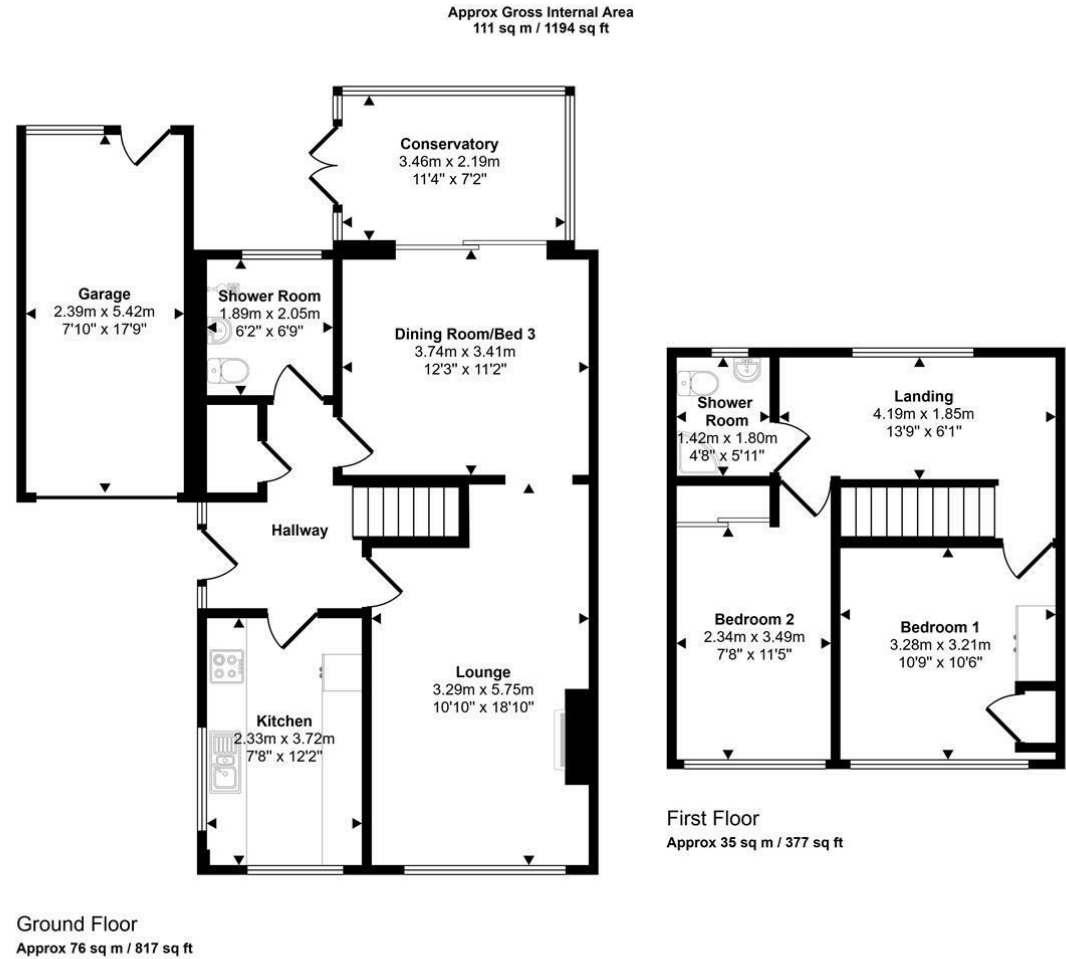
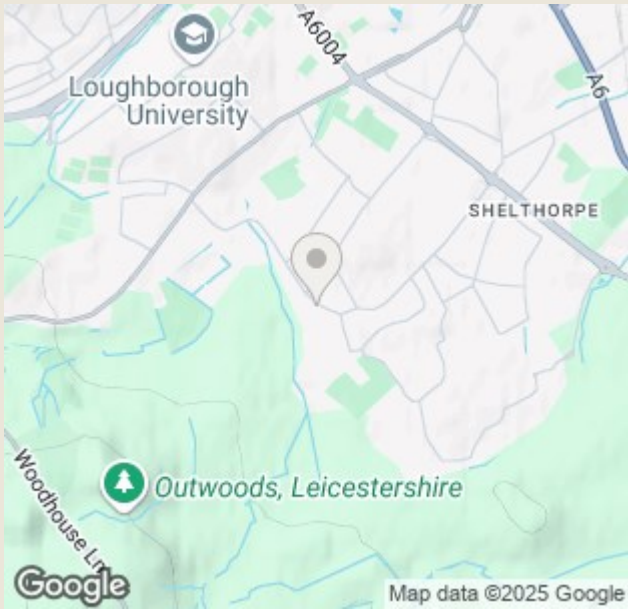
To check the Internet and Mobile coverage you can use the following link:

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

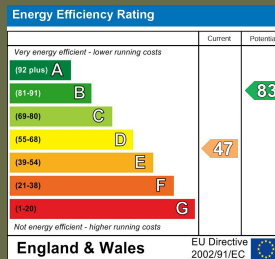
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



*"Lovely edge
of countryside
walks nearby"*



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.



16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk