



Leckhampton Road | Loughborough | LE11 4TH  
Asking price £265,000





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A much larger than average three bedroom semi detached home, which has been extended and offers deceptively spacious accommodation with a particularly large living/dining kitchen, there is a lounge and an additional reception room offering flexible family living, with three large bedrooms and a bathroom. The property is situated within this quiet and well regarded cul-de-sac close to numerous local amenities s including shops and schools the property is offered with no upward chain.

Extended Semi-Detached  
Home

Four Piece Bathroom

Living/Dining Kitchen

Driveway Parking

Close to Schools and  
Amenities

Three Large Bedrooms

Two Reception Rooms

Storage Garage to the Garden

GCH and Upvc DG

No Upward Chain

### Entrance Porch

With Upvc front door and access to -

### Lounge

A spacious lounge with staircase rising to the first floor. There is a window to the front, laminate flooring and double doors to -

### Living/Dining Kitchen

An impressive living/dining kitchen with a vast amount of flexible family living space. There is ample space for dining table and chairs, with a range of modern wall and base mounted units, space for appliances, two windows to the rear and a door to the garden.





*"Sought after  
Cul-de-sac"*



### Reception Room

A useful additional room with wood laminate flooring and door to the front, this room offers a wide variety of potential uses, such as dining room, playroom or home office.

### First Floor Landing

With access to all rooms.

### Bedroom 1

A large room with flexible space, laminate flooring, two windows to the front and fitted wardrobes.

### Bedroom 2

A double bedroom with laminate flooring and window to the front elevation.

### Bedroom 3

A spacious double bedroom with laminate flooring and window to the rear.

### Bathroom

Fitted with a five piece suite comprising low level flush w/c, bath, bidet, wash hand basin and shower cubicle, There are tiled splashbacks and window to the rear.

### Outside

The property has hedge planting and block paved driveway to the front, with a rear garden offering the former garage (now storage) and a well maintained mature garden.

### The Area

This particular property sits on a sought after road, with regular bus route and walking distance to Charnwood College. Jubilee Park is just down the road with pleasant scenery and children's play equipment. The Gorse Covert Shopping Precinct is a few hundred yards away and contains a vast array of shops and conveniences including Post Office, Chip Shop, Pharmacy and Dentist. Along with the community centre and Morrisons supermarket.

### 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>  
The Vendor informs us the solar panels are owned by the property and there is a feed in tariff, we are awaiting further info.



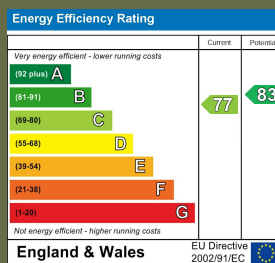




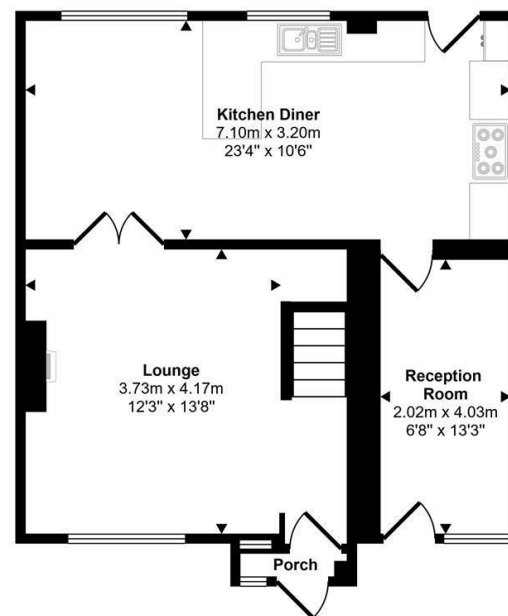


*"Close to local amenities"*

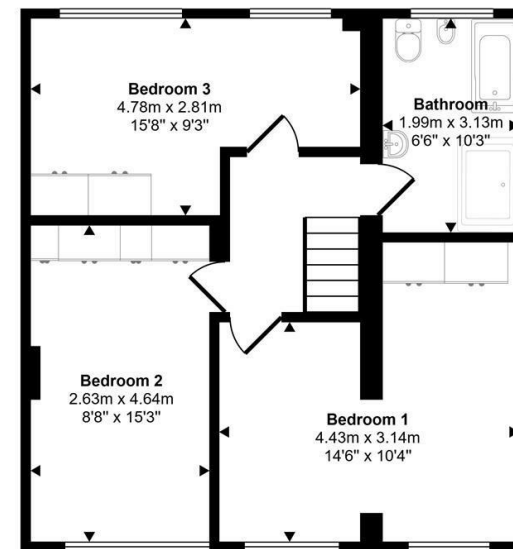




**Approx Gross Internal Area**  
109 sq m / 1175 sq ft



Ground Floor  
Approx 55 sq m / 590 sq ft



**First Floor**  
**Approx 54 sq m / 585 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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