



Connells

Leicester Road
Loughborough



Property Description

This spacious four bedroom semi detached house offers versatile living accommodation, ideal for large families. The property is conveniently located with excellent access to both the A6 and the town centre, providing a range of local amenities and transport links.

Situated on Leicester Road, the property is within easy reach of Loughborough town centre, offering a wide range of shopping, dining, parks and transport links are also nearby, making it a convenient location for families and commuters alike.

To arrange a viewing or for more information, please contact Connells Estate Agents on 0116 2620022. Don't miss the opportunity to view this spacious family home.

Hallway

11' 8" x 9' 2" (3.56m x 2.79m)

A welcoming entrance hall providing access to the lounge, kitchen and staircase to the first floor. Bright and practical, the space creates a good first impression

Lounge

11' 3" x 13' 9" (3.43m x 4.19m)

A spacious and light-filled lounge, large window allowing natural light, wood flooring and central fireplace surround

Kitchen/Dining Room

15' 8" x 15' 2" (4.78m x 4.62m)

A well proportioned kitchen with space for dining, featuring a range of wall and base units, work surfaces and sink. The dining area provides room for a table and chairs, making it ideal for family meals and entertaining

Garden Room

8' 9" x 9' 6" (2.67m x 2.90m)

A versatile garden room located at the rear of the property, offering flexible space for relaxation, dining or home working with views over the garden and abundant natural light, it provides a bright and inviting area for both everyday living and entertaining

First Floor Landing

Bedroom One

16' 1" x 10' 10" (4.90m x 3.30m)

A spacious double bedroom located at the rear of the property, having large double glazed window and door leading to the en-suite

En-Suite

4' 3" x 6' 6" (1.30m x 1.98m)

A modern en-suite bathroom adjoining the master bedroom, featuring a bath, low level WC and wash hand basin. The room is bright, practical and provides privacy and convenience

Bedroom Four

11' 3" x 10' 7" (3.43m x 3.23m)

A generously sized bedroom offering versatile use as a double bedroom or guest room, having double glazed window tot he front and ample space for freestanding furniture and storage

Bathroom

5' 2" x 9' 3" (1.57m x 2.82m)

A family bathroom comprising a bath with shower over, WC and wash hand basin.

Second Floor Landing

Bedroom Two

11' 7" x 12' 5" (3.53m x 3.78m)

A spacious double bedroom with plenty of natural light

En-Suite

4' 9" x 2' 6" (1.45m x 0.76m)

Comprising low level WC and wash hand basin

Bedroom Three

9' 3" x 13' 2" (2.82m x 4.01m)

A well-proportioned bedroom suitable as a double or single room, guest room or home office. The room benefits from natural light and offers space fir freestanding furniture and storage

Outside

The property features a double garage and good-sized rear garden, ideal for outdoor entertaining, relaxing or family activities. To the front, a driveway provides off road parking for multiple vehicles









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325004



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR325004 - 0002