



Leslie Yoxall Drive, Loughborough LE11 2GH

welcome to

Leslie Yoxall Drive, Loughborough

A MODERN three bedroom family home in the popular Grange Park development of Loughborough! In brief, comprising entrance hallway, ground floor w/c, kitchen, lounge-diner, three well-proportioned bedrooms, a family bathroom, a driveway, a garage and a rear garden.

Entrance Hallway

Entering the property through the front door leads into the hallway which has carpeted flooring and doors leading to wc, kitchen & lounge with further stairs leading to the first floor.

Downstairs Wc

With a low level wc, wash hand basin, radiator and stylish vinyl flooring.

Kitchen

8' 5" x 11' 4" (2.57m x 3.45m)

The kitchen has a range of wall & base units with roll edge work surfaces over, one and a half sink drainer with mixer tap, electric oven & four ring gas hob with extractor above, space for a fridge freezer & washing machine, vinyl flooring and a double glazed window to the rear.

Lounge-Diner

14' 3" x 15' 10" (4.34m x 4.83m)

With carpeted flooring, a radiator, understairs storage cupboard and French doors to the rear garden.

Landing

With carpeted flooring, a storage cupboard and a loft hatch.

Bedroom One

13' 1" into recess x 9' into recess (3.99m into recess x 2.74m into recess)

With carpeted flooring, a radiator, built-in wardrobes and a double glazed window.

Bedroom Two

12' 7" into recess x 8' 4" (3.84m into recess x 2.54m)

With carpeted flooring, a radiator, built-in wardrobes and a double glazed window.

Bedroom Three

8' x 6' 9" (2.44m x 2.06m)

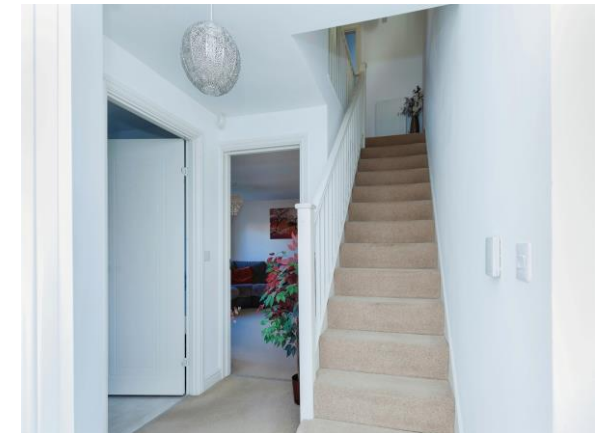
With carpeted flooring, a radiator and a double glazed window.

Family Bathroom

Comprising a bath with shower over, low level wc, wash hand basin, heated towel rail, vinyl flooring and a frosted double glazed window.

Outside

At the rear there is a patio sitting area, well-maintained lawn which wraps around to a further sitting area. A side gate then leads to the front of the property where there is a garage and driveway.





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welcome to

Leslie Yoxall Drive, Loughborough

- Modern family home
- Three well-proportioned bedrooms
- Lounge-diner
- Breakfast kitchen
- Family bathroom and downstairs wc

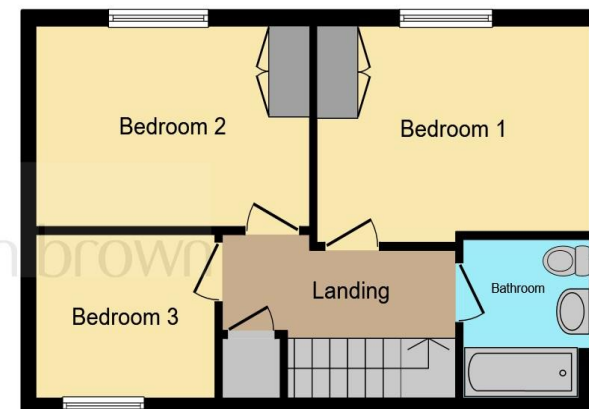
Tenure: Freehold EPC Rating: C

offers in the region of

£275,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LBH113604 - 0004

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