



**Nanpantan Road, Nanpantan**

**welcome to**

## **Nanpantan Road, Nanpantan**

William H Brown are pleased to offer this incredible opportunity to acquire CHAIN FREE this well presented and versatile detached property located within this prime Forest side location near to Loughborough University and Holywell Primary school catchment.

### **Open Plan Entrance Hall**

17' 9" x 12' 9" ( 5.41m x 3.89m )

Entered via the front door, having a wide opening to the property's front elevation, with featured port hole window, stairs rising to the first floor, laminate flooring, central heating radiators, access through to all ground floor rooms and a double-glazed bay fronted window affording views to the enclosed private front garden.

### **Living Room**

24' 6" x 10' 9" ( 7.47m x 3.28m )

Having triple aspect with UPVC double glazed windows to the front and side elevation, French doors opening to the rear, carpet flooring and two radiators.

### **Dining Room**

12' 9" x 11' ( 3.89m x 3.35m )

The dining room offers a sociable space with double glazed bifold sliding doors to the rear garden, gas fireplace, laminate flooring and a radiator.

### **Fitted Kitchen**

15' 2" x 8' 6" ( 4.62m x 2.59m )

The kitchen is fitted with a range of wall and base units, one and a quarter bowl ceramic sink with drainer, tiled backsplash, integral dishwasher, space for fridge freezer, gas hob and oven, a radiator, space for dishwasher and plumbing for washing machine, double glazed windows to the rear and side.

### **Ground floor Wc**

The ground floor wc offers tiled walls, low flush wc, hand wash basin, extractor fan, laminate flooring and a double-glazed window to the side.

### **First Floor Landing**

With UPVC double glazed window to the side elevation, ceiling lights and access to all first-floor bedrooms and family bathroom.

### **Master Bedroom**

12' x 11' ( 3.66m x 3.35m )

With UPVC double glazed window bay window to the front affording spectacular views toward the countryside and the Outwoods, fitted wardrobes, carpet and two radiators.

### **Bedroom Two**

17' 6" x 10' 9" ( 5.33m x 3.28m )

With loft hatch access, radiators, carpet and double-glazed windows overlooking the property's rear garden.

### **Bedroom Three**

23' 9" x 10' 2" ( 7.24m x 3.10m )

Bedroom three offers scope to be converted into two bedrooms due to the generous room size, two double glazed windows to the properties side elevation, low level doors into the eaves, carpet and radiators.







## Bathroom

Fitted with p shaped bath with shower over, low flush wc, hand wash basin, tiled walls, laminate flooring, extractor fan, heated towel rail, a separate radiator and double-glazed frosted windows to the rear.

## Outside

Externally, the property sits upon a generous plot with a wide frontage to Nanpantan Road, tucked behind a maintained hedge enjoying a wonderful sense of privacy and seclusion from the main road. The front driveway, laid to tarmac with various mature shrubs, offers ample off-road parking for multiple vehicles and a detached single garage with electric. The front driveways lead to the side of the house via a gated entry with a decking area and providing access to the rear. The garden offers a raised patio to the immediate rear which has decorative walling to the boundaries and steps leading to the lawned area. There are a number of water features, mature plants and shrubs, garden shed and an outside water tap. The rear garden offers a private aspect with a specimen oak tree situated to the foot of the plot.



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## Nanpantan Road, Nanpantan

- No Onward Chain
- Prime Forest Side Location
- Three Well Proportioned Bedrooms
- UPVC Double Glazing & Gas Central Heating
- Fitted Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£549,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

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Property Ref:  
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