



Nanpantan Road, Nanpantan, Loughborough

welcome to

Nanpantan Road, Nanpantan, Loughborough

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 the 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 Outwood, 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 leads 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, a multitude of seating areas to make best use of each part of the garden, 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 Loughborough

- 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

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Property Ref:
LBH115161 - 0012

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