



Leconfield Road, Loughborough

welcome to

Leconfield Road, Loughborough

****FOR SALE**** this beautiful, detached family home situated in Loughborough. Property benefits from gas central heating and upvc double glazed windows, along with 4 to 5 well-proportioned bedrooms, lounge, dining room, kitchen, conservatory and downstairs wc. Internal viewing is highly recommended,

Entrance

Entrance to the property is via a side door into the entrance hallway. There are doors to all ground floor rooms.

Dining Room

12' 6" x 9' (3.81m x 2.74m)

The dining room has carpeted flooring, coving to the ceiling and double doors that lead into the conservatory.

Lounge

11' 2" x 17' 4" (3.40m x 5.28m)

The Lounge has carpeted flooring and upvc double glazed windows to the front elevation.

Kitchen

18' 4" x 8' (5.59m x 2.44m)

The kitchen is fitted with a range of base and wall mounted units with Quartz work surfaces over, a useful storage cupboard, quickstep flooring, Quartz tiled splashbacks, electric double oven and induction hob, extractor fan, space for a fridge freezer, space and plumbing for a washing machine and dishwasher and access to the conservatory.

Office

8' 3" x 8' (2.51m x 2.44m)

The office is situated behind the kitchen has carpeted flooring and coving to the ceiling.

Ground Floor Wc

The ground floor wc has tiled flooring, a upvc double glazed window to the side elevation, a low level wc and a hand wash basin.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

Bedroom One

10' 9" x 12' 1" (3.28m x 3.68m)

Bedroom one has carpeted flooring, forced air heating, fitted wardrobes with hanging rails and shelving and a upvc double glazed window to the front elevation.

Bedroom Two

9' 4" x 11' 4" (2.84m x 3.45m)

Bedroom two has vinyl flooring, forced air heating and a upvc double glazed window to the rear elevation.

Bedroom Three

Bedroom three is the smallest bedroom and has carpeted flooring, forced air heating and a upvc double glazed window to the rear elevation.

Bathroom

The bathroom is fitted with a three-piece suite including corner bath with shower over, low level wc and a wash hand basin set within a vanity unit and tiled flooring.





Outside

To the front of the property is a driveway providing ample offroad parking and a carport with access to the garage. To the rear of the property there is a garden that is lawned and fenced to all boundaries, a patio seating area and the annex building.

Conservatory

13' 1" x 17' 3" (3.99m x 5.26m)

The conservatory has laminate flooring, upvc double glazed windows to the rear elevation, French doors that open onto the rear garden and a ceiling fan.

Annex

The annex building has carpeted flooring and contains two bedrooms and a shower room, ideal as a granny or teenage annex.

Garage

20' 1" x 9' 2" (6.12m x 2.79m)

The garage has a remote roller door to the front with side personnel door.

Annex Bedroom One

7' 4" x 8' 4" (2.24m x 2.54m)

Annex bedroom one has carpeted flooring, a radiator and a upvc double glazed window to the side elevation.

Annex Bedroom Two

8' 4" x 9' 7" (2.54m x 2.92m)

Annex bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the side elevation.



view this property online williamhbrown.co.uk/Property/LBH115101



welcome to

Leconfield Road, Loughborough

- Versatile Detached Family Home
- Annex
- Four to Five Bedrooms
- Conservatory
- Within the Holywell Catchment Area

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£390,000



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

view this property online williamhbrown.co.uk/Property/LBH115101



Property Ref:
LBH115101 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk