



Nanpantan Road,
Loughborough



£475,000

- GENEROUS DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GARDEN CONSERVATORY
- TANDEM DOUBLE GARAGE
- PRIME FORESTSIDE LOCATION
- FREEHOLD
- EPC rating D



A rare and exciting opportunity to restyle and potentially extend this 1960's detached family home and the first time it will have ever been for sale!

The well loved family home features mature private gardens enjoying a leafy rear aspect and is set well back from Nanpantan Road fronting a pleasant tree lined front green.

The property will make a great home for the young and growing family and is just a short walk around the corner from the high performing Holywell Primary school as well as swift access up to countryside walks within the Outwoods and the Loughborough University campus nearby.

Enter through a large porch which is a handy place to kick off the shoes and coats, with an inner entrance door leading to the hallway, which has a useful ground floor under stairs WC.

The generous lounge sits to the front and is centred around a living flame effect gas fireplace with television plinth and bi-fold doors through into a separate dining room which has sliding patio doors leading into the brick and uPVC double glazed garden conservatory with a clear glass intelligent roof complete with window blinds and French doors leading into the garden ideal for summer entertaining.



The kitchen is to the rear enjoying views of the garden and this offers a traditional range of solid oak units which lend themselves to a "re-style facelift" if desired or indeed entire replacement and where we can see the dining room and kitchen being brought together to create a living dining kitchen across the entire rear of the property. The kitchen also offers a relatively new stainless steel Neff electric double oven with four ring electric hob, plumbing for a dishwasher, space for fridge and a large pantry cupboard.

Upstairs from the generous landing, you lead in to four bedrooms (three doubles) with bedroom four a good sized single along with the family bathroom having a over bath Mira electric shower with a glass screen, fully tiled with a wash hand basin, extractor fan and with a separate WC situated off the landing.

The attractive front lawned garden enjoys borders and shrubs with a paved two to three car driveway and this leads to an attached brick built tandem garage and having an electrically operated door, light, power, a sink and plumbing for a washing machine at the very end with an internal access door which leads from the covered entry sitting between the house and garage. In addition there is a rear porch which has a uPVC double glazed door leading out in to the garden. The mature attractive rear lawned garden sees further areas of borders, shrubs and maturing trees, a paved patio and large timber built green house.

Good to know: The property has uPVC double glazing throughout and gas central heating powered by a Baxi conventional gas central heating boiler with hot water tank located in bedroom fours airing cupboard.

To find the property, proceed from the town centre on Ashby Road heading to the University Epinal Way roundabout and turning left on to Epinal Way. Proceed to the next roundabout turning right on to Forest Road which eventually becomes Nanpantan Road, you should take the first turning right into the spur road continuing on Nanpantan Road and where the property is situated on the right hand side as identified by the agent's 'For Sale' board.



LARGE PORCH 1.91m x 3.05m (6'4" x 10'0")

ENTRANCE HALLWAY 3.51m x 3.17m (11'6" x 10'5")

GROUND FLOOR WC 1.22m x 1.7m (4'0" x 5'7")

LOUNGE 4.93m x 5.63m (16'2" x 18'6")

DINING ROOM 3.46m x 3.63m (11'5" x 11'11")

CONSERVATORY 3.87m x 3.61m (12'8" x 11'10")

KITCHEN 3.32m x 4.36m (10'11" x 14'4")

FIRST FLOOR LANDING 2m x 3.33m (6'7" x 10'11")

BEDROOM ONE 3.18m x 4.39m (10'5" x 14'5")

BEDROOM TWO 2.83m x 4.63m (9'4" x 15'2")

BEDROOM THREE 3.01m x 3.67m (9'11" x 12'0")

BEDROOM FOUR 2.47m x 3m (8'1" x 9'10")

FAMILY BATHROOM 1.86m x 2.02m (6'1" x 6'7")

GARAGE 2.54m x 12.42m (8'4" x 40'8")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band E.

DISCLAIMER

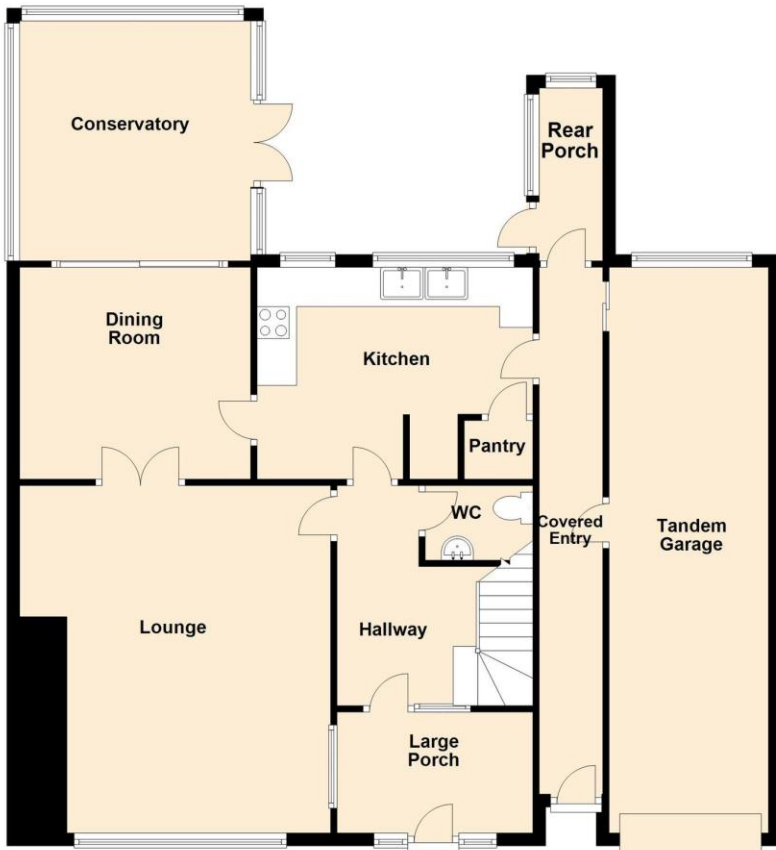
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

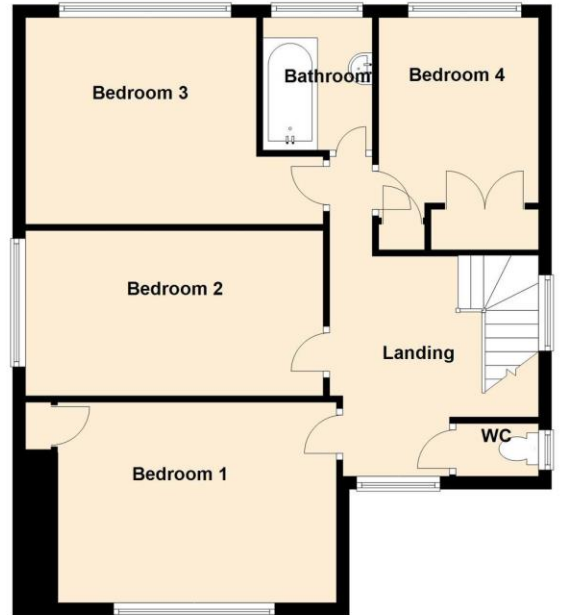
Ground Floor

Approx. 122.0 sq. metres (1312.9 sq. feet)



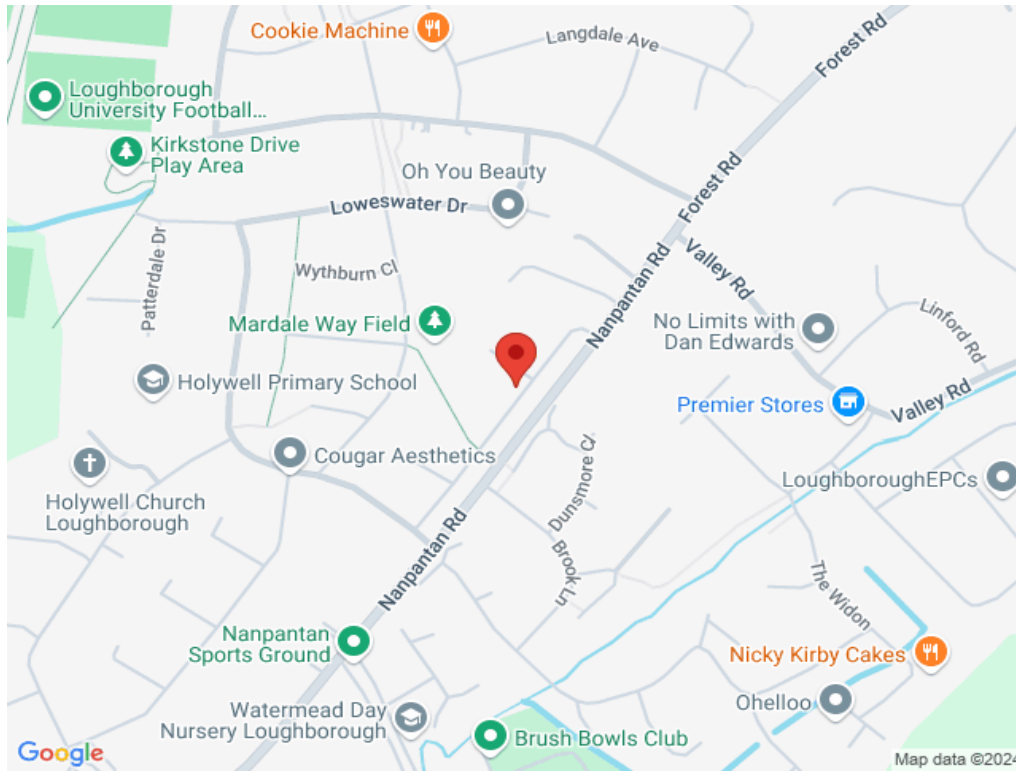
First Floor

Approx. 68.6 sq. metres (738.1 sq. feet)



Total area: approx. 190.5 sq. metres (2050.9 sq. feet)





Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk