



Leicester Road,
Loughborough



£230,000

- ATTRACTIVE 1930's SEMI DETACHED
- THREE BEDROOMS
- EXTENDED TO SIDE AND REAR
- GENEROUS DINING KITCHEN
- ORIGINAL 1930's INTERNAL DOORS
- GARDEN CONSERVATORY
- FREEHOLD
- EPC rating D



An instantly appealing 1930's extended semi detached property occupying this established location on a major bus route serving the town centre and commuter links towards Leicester.

The property is for sale with no chain and features a superbly presented traditional style interior enjoying bright white washed walls, original character internal doors and a large rear facing dining kitchen with island.

Enter the home through a useful porch and full width central entrance hall which includes original exposed solid oak flooring and with a winding staircase to the first floor.

The lounge is to the front, flooded with light through the large bay window and centred around a focal point fireplace with inset electric fire. The full width dining kitchen has plumbing for a slimline dishwasher, electric cooker point, open access into a side lobby and storage pantry suitable for a fridge freezer and sliding patio doors leading to the garden conservatory.

The conservatory is of brick and uPVC double glazed construction with a clear glass roof, ceramic tiled flooring, power sockets and rear entrance door to the garden.



A further extension site to the side forming a large utility style porch with uPVC double glazed doors to both the front and rear elevations creating a secure rear garden along with plumbing for washing machine, poly carbonate pitched roof, light and power.

Upstairs there are three bedrooms (two double) with bedroom one enjoying a mature leafy front aspect towards the local cemetery and having a range of full height fitted wardrobes. Bedrooms two and three both overlook the rear garden and the bathroom with separate wc next door have modern fitted sanitaryware with an over bath mixer shower and folding glass shower screen, vanity style wash hand basin, chrome heated towel radiator and tiled splashbacks.

The property occupies this established location towards the head of town offering quick and convenient access to excellent commuter links along the A6 dual carriageway towards Leicester.

To the outside, the property is set back from the road, fronting a small green with bus stop right outside and a front retaining wall beyond which lies a one to two car driveway and gravelled fore garden. the low maintenance rear garden is laid to a slate bed area with paved patio, surrounding borders, shrubs and mature tree along with a timber built summerhouse.

Good to know: The property has double glazing throughout and gas central heating powered by a modern Worcester gas central heating boiler located in the landing airing cupboard.

To find the property, from the town centre head south on Leicester Road continuing all the way trop the very end, almost leaving the town where the property is situated on the left hand side as identified by the agent's 'For Sale' board.

PORCH 0.93m x 1m (3'1" x 3'4")

ENTRANCE HALLWAY 1.64m x 4.94m (5'5" x 16'2")

LOUNGE 4.2m x 3.82m (13'10" x 12'6")

DINING KITCHEN 3.67m x 5m (12'0" x 16'5")

GARDEN CONSERVATORY 2m x 3.47m (6'7" x 11'5")

REAR LOBBY/PANTRY 1.51m x 1.96m (5'0" x 6'5")

UTILITY PORCH 2.07m x 4.89m (6'10" x 16'0")

BEDROOM ONE 4.2m x 3.84m (13'10" x 12'7")

BEDROOM TWO 3.05m x 3.63m (10'0" x 11'11")

BEDROOM THREE 1.85m x 3.63m (6'1" x 11'11")

BATHROOM 1.91m x 1.84m (6'4" x 6'0")

SEPARATE WC 0.76m x 1.91m (2'6" x 6'4")





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 C.

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.

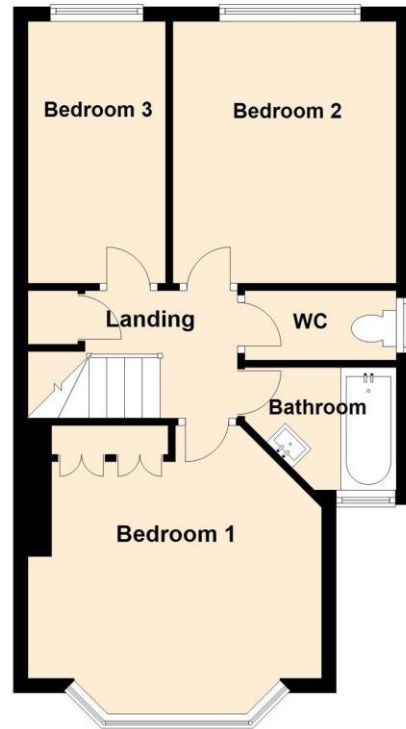
Ground Floor

Approx. 66.0 sq. metres (710.1 sq. feet)

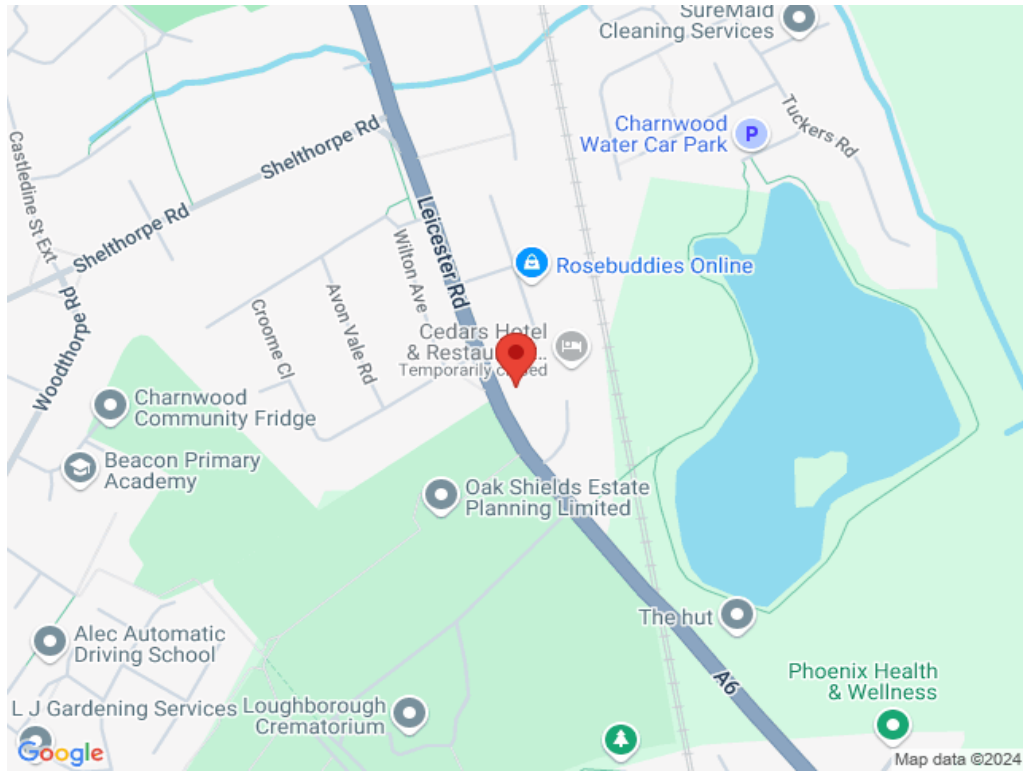


First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 109.8 sq. metres (1182.2 sq. feet)



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