



Beacon Road, Loughborough



£375,000

- IMPRESSIVE SEMI-DETACHED
- THREE BEDROOMS
- OPEN LIVING DINING KITCHEN
- BI-FOLD DOORS TO GARDEN
- UTILITY ROOM
- GROUND FLOOR W.C.
- FREEHOLD
- EPC rating COMING SOON



A simply stunning, extended semi-detached family home featuring a 'wow factor' living dining kitchen enjoying bi-fold doors out into the garden, ideal for summertime entertaining.

The property falls into the Mountfields Primary School catchment and is just a short stroll from Loughborough University Campus making this a great home for the young and growing family.

The stylish interior has been entirely remodelled by the current vendors and features underfloor heating, a handy utility room and ground floor WC along with large mature private gardens.

Enter the property through the side hallway with the WC and utility leading off and the utility room having plumbing for a washing machine, space for coats and shoes, additional sink and housing the combination gas heating boiler.

The lounge is to the front completely on its own making this a great place for cosy winters or that hour of telly during the evening! It's at the rear of the property though where the home really comes to life and we can imagine daytime living being spent here, in and out of the garden and great for entertaining! The striking contemporary kitchen has a central dining island along with integrated appliances including full height fridge and freezer, dishwasher, gas and electric cooker points and space for a range oven, extractor hood, understairs pantry and additional storage cupboard.



Upstairs there are three good size bedrooms, number one with a range of fitted wardrobes and Number two with an over stair's cupboard. The four piece family bathroom features a freestanding, roll-top claw foot bath with mixer shower, WC and sink along with a separate shower enclosure with mixer shower and chrome heated towel radiator.

The property is situated upon Beacon Road and has a gravelled front driveway with enough parking for two cars, side-by-side and gated access to the side into the rear of the property. The long establish rear lawned garden is particularly private and enclosed with a full width patio, surrounding borders, shrubs and maturing trees. Just a short stroll to the bottom of Beacon Road and you will find The Beacon pub and recently opened coffee bar bistro as well as nearby major bus route.

Good to know; the property has uPVC double glazing throughout. Gas central heating powered by a combination boiler located in the utility room.

To find the property, proceed from the town on Southfield Road next to the Charnwood Borough Council offices and this leads onto Royland Road. Fork left immediately right at the mini island onto Beacon Road, continuing ahead at the Epinal Way roundabout and up Beacon Road where the property situated upon the right-hand side by the Agents for sale board.



HALLWAY 2.03m x 1.81m (6'8" x 5'11")

LOUNGE 3.98m x 3.68m (13'1" x 12'1")

LIVING DINING KITCHEN 9m x 5.81m (29'6" x 19'1")

UTILITY ROOM 2.92m x 2.03m (9'7" x 6'8")

GROUND FLOOR W.C. 1.66m x 1.03m (5'5" x 3'5")

BEDROOM ONE 3m x 3.56m (9'10" x 11'8")

BEDROOM TWO 3.66m x 3.02m (12'0" x 9'11")

BEDROOM THREE 4.12m x 2.05m (13'6" x 6'8")

BATHROOM 2.82m x 1.93m (9'4" x 6'4")





SERVICES

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

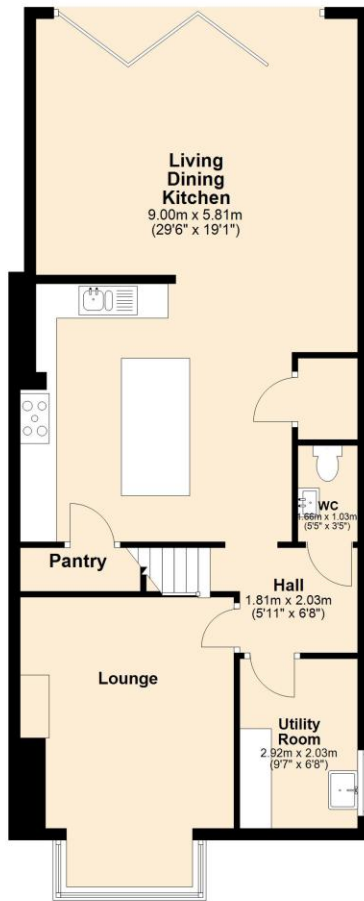
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

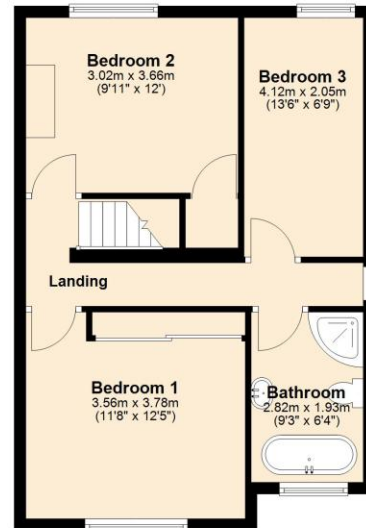
Ground Floor

Approx. 79.8 sq. metres (858.6 sq. feet)



First Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



Total area: approx. 127.6 sq. metres (1373.6 sq. feet)





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