



Beacon Road,
Woodhouse Eaves



Offers Over £290,000

- STUNNING OPEN VIEWS
- OVERLOOKING CHARNWOOD FOREST
- CORNER PLOT POSTION
- POTENTIAL FOR ENLARGEMENT
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FREEHOLD
- EPC rating D



If ever there was an affordable opportunity to live facing directly opposite the Charnwood Forest, then this is it!

Enjoying stunning countryside and woodland views to the front, is this semi detached family home occupying a generous corner plot position with huge scope for enlargement to both side and rear (subject to planning).

The interior has been freshly redecorated and is ready to move into which in our view would make a great home for the young and growing family or professional couple seeking a rural Village location along with with excellent commuting nearby.

The accommodation offers two separate reception rooms, lounge spanning the full length of the property and with sliding patio door leading into the garden, ideal for summer entertaining.

The dining room is adjacent to the kitchen and could be knocked through to create one large space, and upstairs there are three good size bedrooms and a fully tiled modern bathroom with over bath electric shower.



The corner plot position is mainly to lawn with surrounding shrubs and trees, including plum and pear along with a rear paved patio, brick built outbuilding and outdoor garden WC. There is pathway leading to the top of the garden where there is a double width two car driveway leading to a single garage with up over door, light power and side pedestrian door.

Good to know; The property has UPVC double glazing throughout. Gas central heating powered by a Baxi combination boiler located in the landing airing cupboard.

To find the property; sat nav postcode: LE12 8RN - what3words: ///utter.novels.army

LOUNGE 5.3m x 3.41m (17'5" x 11'2")

DINING ROOM 3.6m x 3.09m (11'10" x 10'1")

KITCHEN 4m x 2.49m (13'1" x 8'2")

BEDROOM ONE 3.58m x 3.35m (11'8" x 11'0")

BEDROOM TWO 3.09m x 3.06m (10'1" x 10'0")

BEDROOM THREE 2.49m x 2.06m (8'2" x 6'10")

BATHROOM 2.46m x 1.66m (8'1" x 5'5")



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

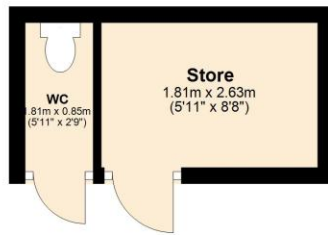
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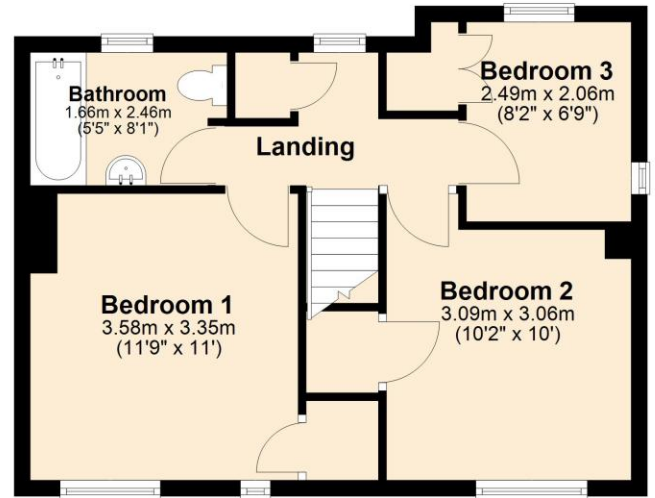
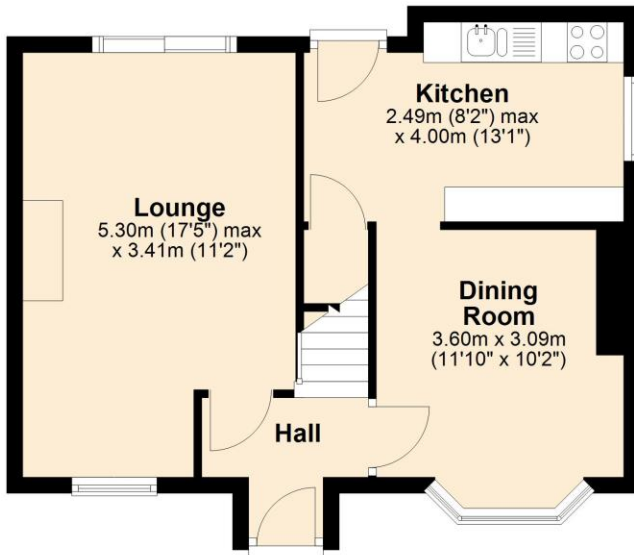
Ground Floor

Approx. 44.3 sq. metres (476.6 sq. feet)

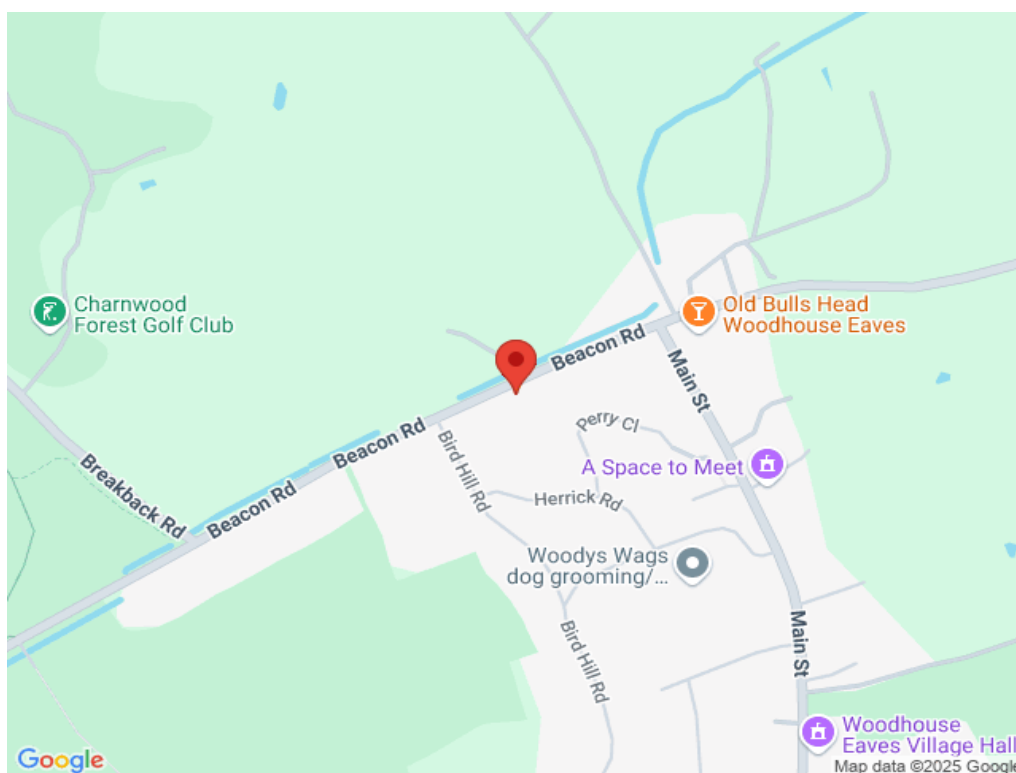


First Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



Total area: approx. 85.2 sq. metres (917.1 sq. feet)



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