



Conway Close, Loughborough



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**£240,000**

- IMPRESSIVE SEMI-DETACHED
- STYLISH BRIGHT INTERIOR
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- NEW FULLY TILED BATHROOM
- NEW CONTEMPORARY KITCHEN
- FREEHOLD
- EPC rating C





Occupying a quiet cul-de-sac location, is this stylishly finished semi-detached home offers modern living in a highly convenient location within Delisle/Charnwood College and Stonebow Primary catchment. Ideal for families, first-time buyers, or anyone seeking a modern, move-in-ready property.

Inside, you'll find a newly fitted, fully tiled bathroom finished to a high contemporary standard, along with a sleek modern kitchen designed for both practicality and style. There are two reception rooms used now as a lounge and dining room although this could be a separate family room or playroom for younger children if needed.

The property sits upon a larger than average broad plot with plenty of parking and a timber built garage to the side. There is a pleasant rear lawned garden with patio and additional covered sitting area to the rear of the garage. The home is perfectly positioned close to a large open park just off Buckingham Drive and ideal for local countryside walks in the Garendon Park Estate and just a short distance from well-regarded local schools, including De Lisle and Charnwood College Secondary Schools and Stonebow Primary. Convenience is further enhanced with nearby local amenities, including Morrisons, Post Office, Doctors, Pharmacy and a Dentist in Thorpe Acre.

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

To find the property; Sat nav Postcode: LE11 4UR. what2words: [///value.gravel.robots](https://www.what2words.com////value.gravel.robots)



**LOUNGE** 3.95m x 3.34m (13'0" x 11'0")

**DINING ROOM** 3.54m x 2.12m (11'7" x 7'0")

**KITCHEN** 3.45m x 2.07m (11'4" x 6'10")

**BEDROOM ONE** 3.21m x 2.38m (10'6" x 7'10")

**BEDROOM TWO** 2.78m x 2.6m (9'1" x 8'6")

**BEDROOM THREE** 2.78m x 1.64m (9'1" x 5'5")

**BATHROOM** 2.23m x 1.59m (7'4" x 5'2")



## 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 B

## DISCLAIMER

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## REFERRALS

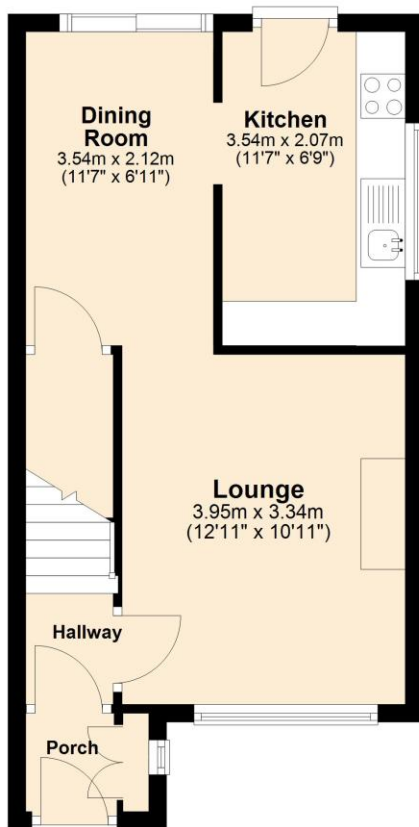
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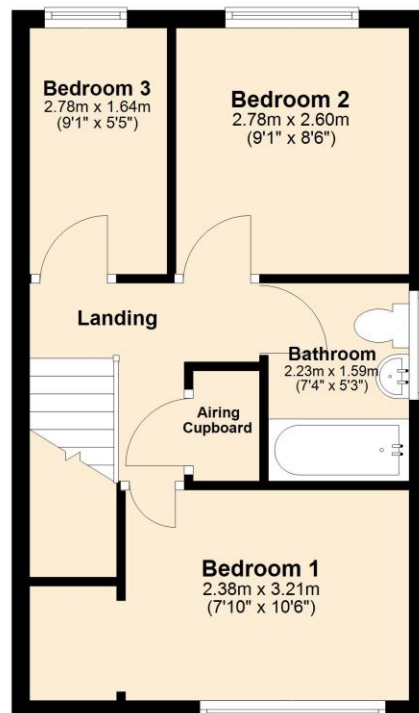
## Ground Floor

Approx. 33.9 sq. metres (365.2 sq. feet)

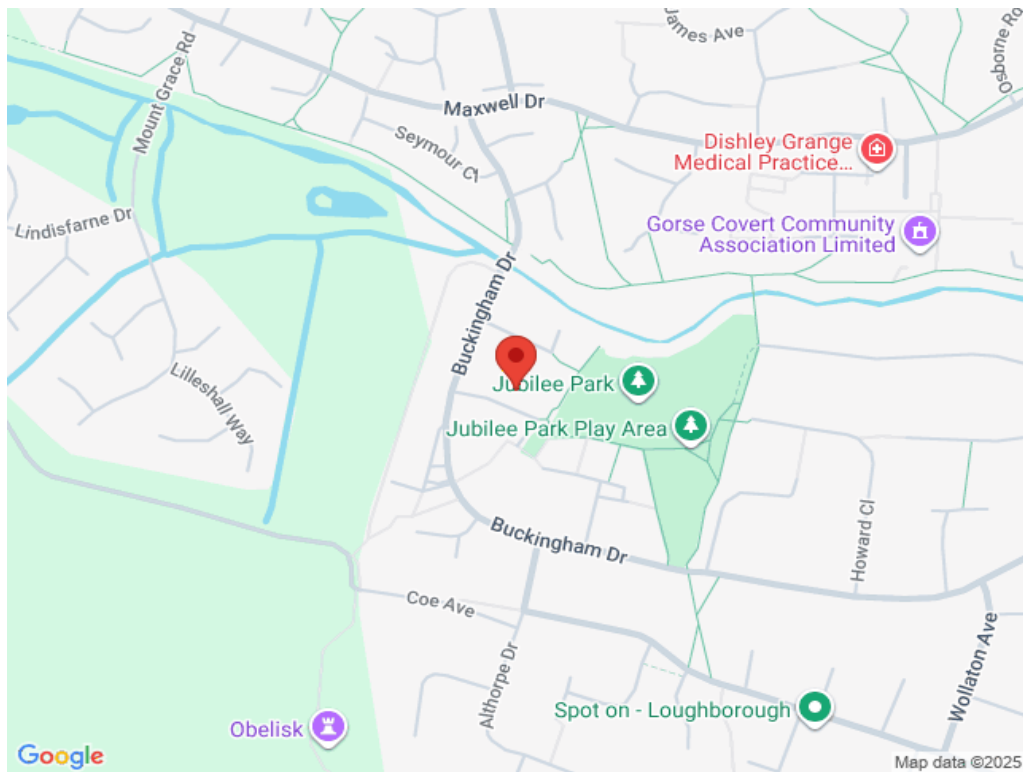


## First Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



Total area: approx. 65.2 sq. metres (702.2 sq. feet)



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