



Conway Close, Loughborough



£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



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

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

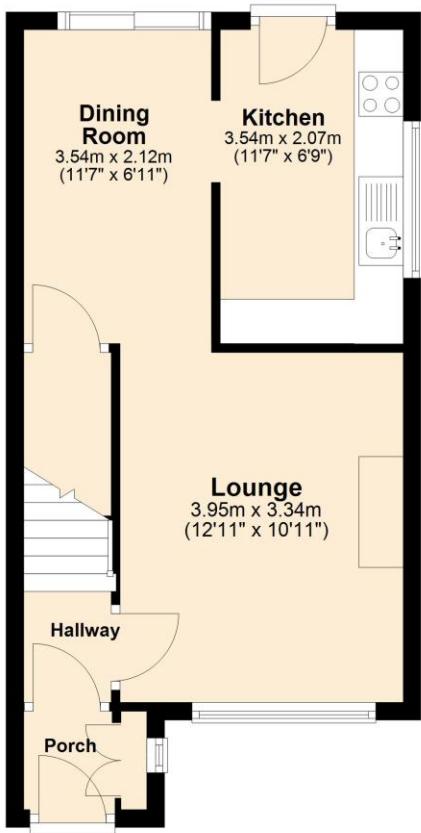
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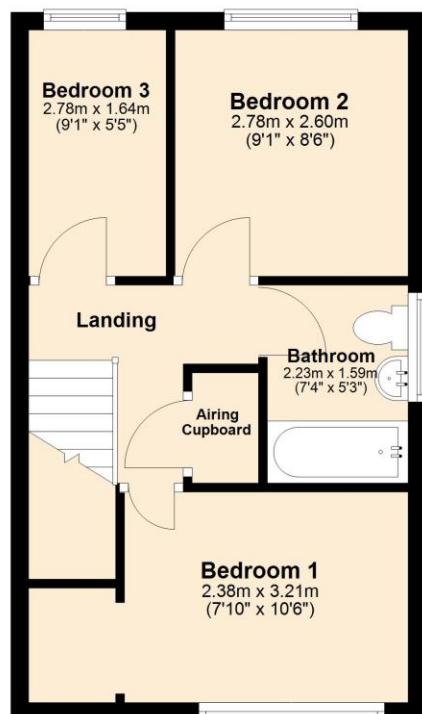
Ground Floor

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

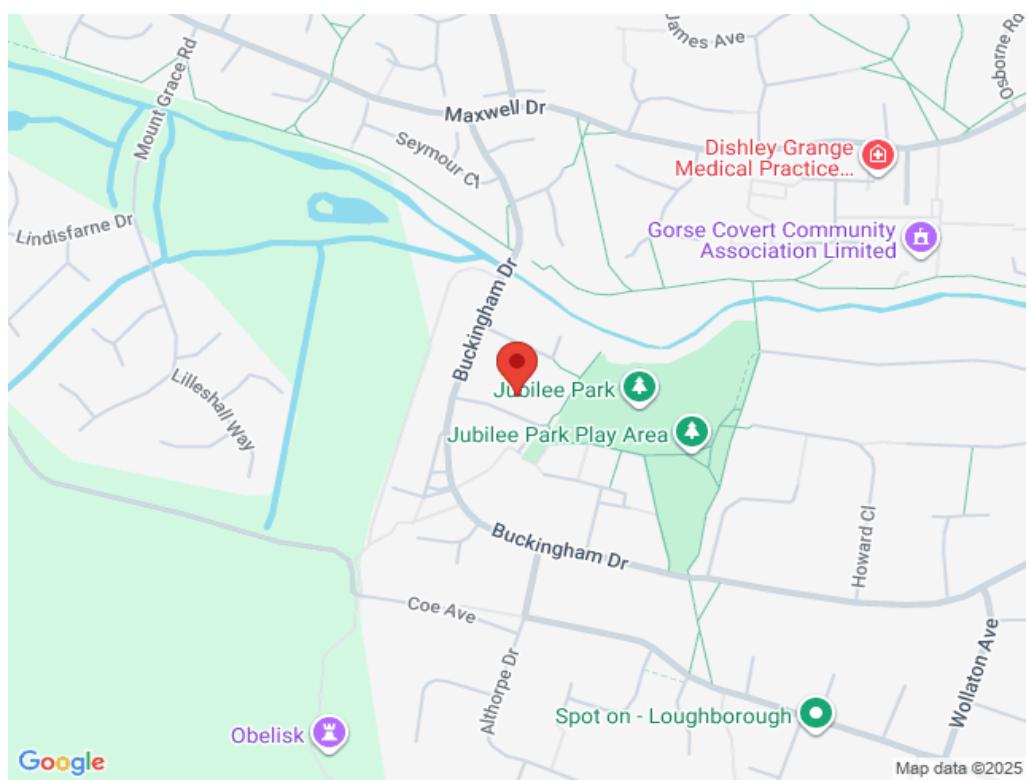


First Floor

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



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



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