



Alan Turing Road,
Loughborough



£290,000

- ENHANCED SEMI-DETACHED
- STUNNING WELCOMING INTERIOR
- LARGE REAR FACING DINING KITCHEN
- GROUND FLOOR W.C.
- MEDIA WALL IN LOUNGE
- THREE GOOD SIZED BEDROOMS
- FREEHOLD
- EPC rating B



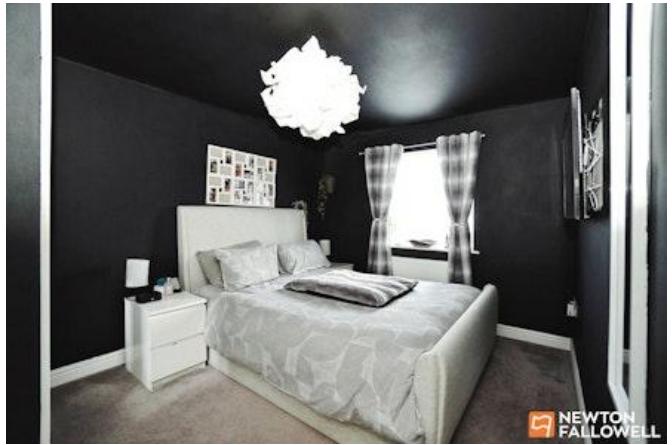
This impressive and enhanced semi-detached family home should not be missed! Offering a superb 'tucked away' location close to the edge of Grange Park, a surprising detached garage any car enthusiast would give their right arm for and a lovingly created, warm and welcoming interior any family or couple would wish to say is their home.

The property is situated along a spur-driveway where No.48 is nestled at the very end with its own side driveway right along side the property, secured by quality solid oak gates with a newly fitted electric car charge point and leading down to a detached single garage which we're aptly naming 'the car enthusiast's dream'! Ideal for car (or motorcycle) lovers for restoration projects, secure storage or as an enviable workshop, this space is a real treat.

Inside the warm tones chosen by the current owners give the home a cosy feel throughout and these have been further enhanced by the addition of the front porch, media wall in the lounge and LVT luxury vinyl flooring throughout the ground floor.

The dining kitchen has an integrated undercounter fridge, built-in electric oven, gas hob and extractor along with space for an American style fridge freezer and plumbing for washing machine. There's clearly space for a dining table too and in the summertime, double doors can be opened out for entertaining in and out of the landscaped rear garden.

Upstairs the main bedroom has been bravely presented with dark intimate walls and ceiling for a cosy finish and has an en-suite shower room with a mixer shower, whilst the other bedrooms are served by the main family bathroom in addition to a ground floor W.C.



The home is perfectly placed for scenic walks on from the edge of Grange Park, including routes through beautiful local countryside leading toward Beaumanor Hall in Woodhouse Eaves. There are also nearby shops including Costa Coffee Drive-through, Aldi and Greggs along with excellent commuter access out of town towards Leicester along the A6 dual carriageway.

Good to know; the property uPVC double glazing powered by a combination boiler located in the kitchen cupboard. uPVC double glazing throughout. Newly installed electric car charging point on the side driveway. Bespoke made solid oak driveway gates. Garage - please note that the specialist car floor matting is not included in the sale but could be available by separate negotiation.

To find the property; Sat nav postcode: LE11 2NQ - what3words///majors.formal.values

PORCH 1.48m x 0.81m (4'11" x 2'8")

HALLWAY 5.14m x 2.1m (16'11" x 6'11")

GROUND FLOOR W.C. 1.44m x 0.9m (4'8" x 3'0")

LOUNGE 4.86m x 3.24m (15'11" x 10'7")

DINING KITCHEN 5.44m x 3.12m (17'10" x 10'2")

BEDROOM ONE 3.74m x 3.4m (12'4" x 11'2")

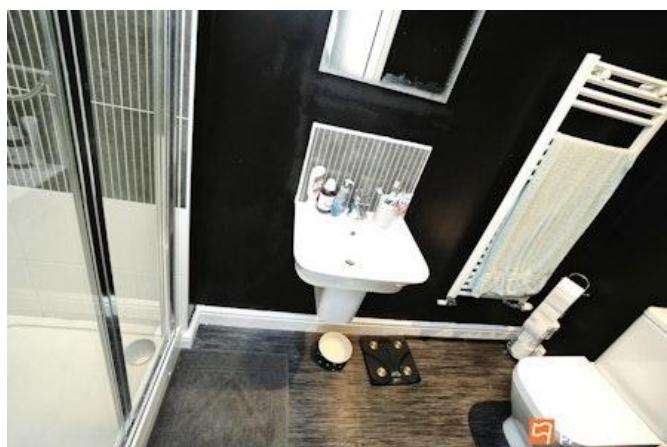
EN-SUITE SHOWER ROOM 2.78m x 1m (9'1" x 3'4")

BEDROOM TWO 3.17m x 2m (10'5" x 6'7")

BEDROOM THREE 2.46m x 2.46m (8'1" x 8'1")

BATHROOM 2.4m x 1.86m (7'11" x 6'1")

DETACHED SINGLE GARAGE 6.06m x 3.05m (19'11" x 10'0")





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

We have been informed by the current owners that there are no associated estate management charges with this property.

DISCLAIMER

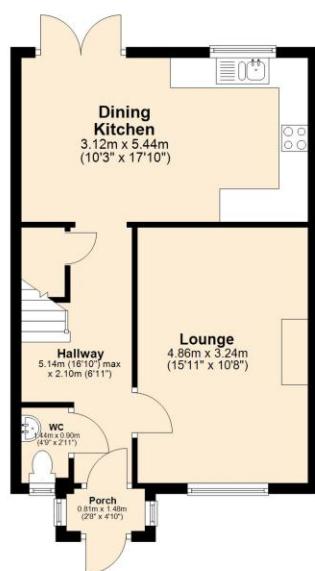
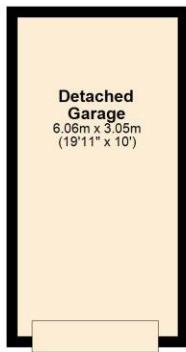
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

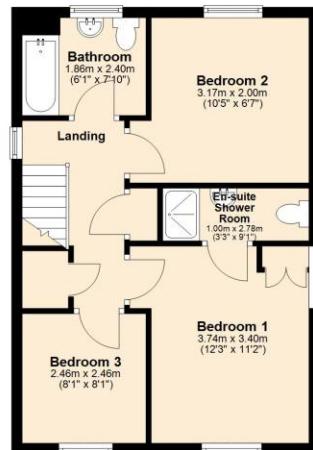
Ground Floor

Approx. 62.9 sq. metres (676.7 sq. feet)

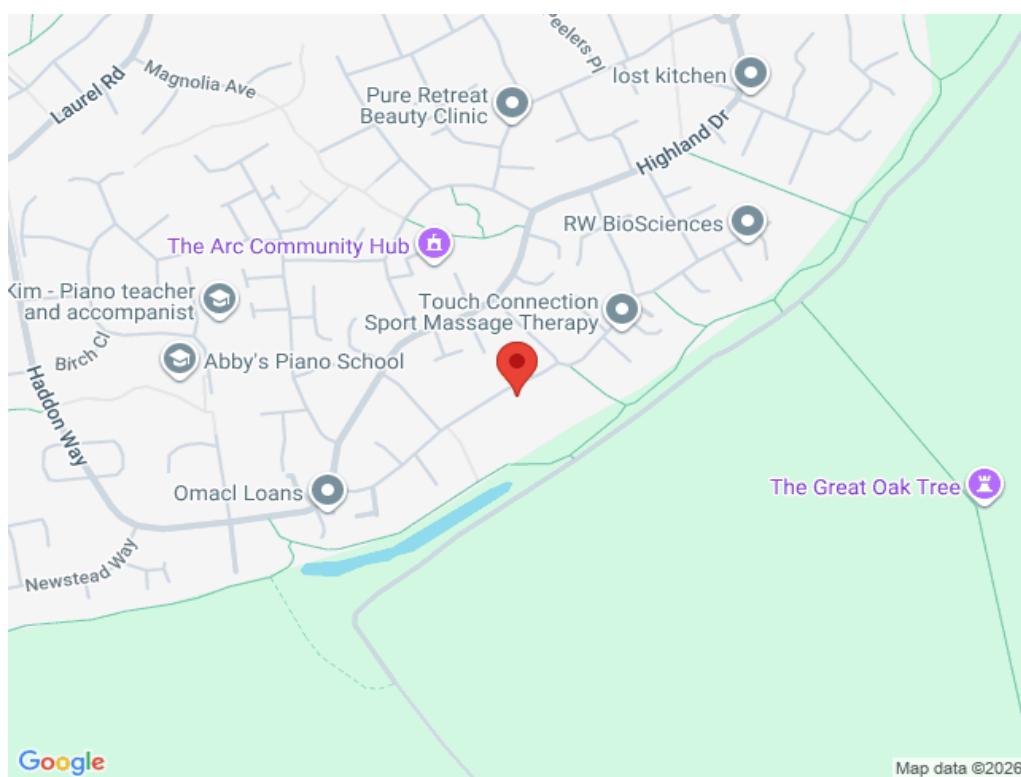


First Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



Total area: approx. 94.0 sq. metres (1011.8 sq. feet)



Newton Fallowell Loughborough

01509 611119
loughborough@newtonfallowell.co.uk