

36 Nanpantan Road, Loughborough

£400,000 Freehold

It's the catch of the day! With extensions to the rear and side, a phenomenal fitted kitchen and a large fishpond at the rear, this home on the ever-desirable Nanpantan Road will have you hooked!

It's the catch of the day! Benefitting from extensions to both the rear and the side, a phenomenal fitted kitchen and even a large fishpond at the rear, this home on the ever-desirable Nanpantan Road is sure to have you hooked!

Internally, the property is formed of a generous entrance hall, which provides access to the two large reception rooms, alongside the kitchen. The dining room lies at the front of the home, featuring a fabulous bay window and feature fireplace. The extended living room is positioned towards the rear of the home, and benefits from French doors to the garden, another feature fireplace and, along with much of the ground floor, fitted picture rails to the perimeter.

A true highlight of the ground floor is the beautiful L-shaped kitchen with breakfast/dining area. The fittings are of excellent quality, with desirable under-cabinet lighting, whilst sleek modern tiling ensures that the space looks crisp and clean. The kitchen features an integrated electric oven with gas hob, and provides space for a freestanding dishwasher, American fridge/freezer and a wine fridge.

The ground floor continues with a handy W.C., accessed via the rear lobby. This space also opens to the larger-than-average garage, which will still easily house a vehicle despite also featuring a handy utility area, containing space for a washing machine and tumble dryer.

The upper floor of this truly unique home continues to impress, consisting of three double bedrooms and a family bathroom. The master bedroom is remarkable in nature, benefitting from a generous dressing area measuring over eighteen feet in length, and is completed by a delightful en-suite shower room. The remaining two bedrooms are generous in size, with both being capable of housing king-size beds and featuring built-in wardrobes. The family bathroom benefits from both a corner bathtub and separate shower cubicle, as well as W.C. unit and sink.

Externally, the property is served by a very large multi-car driveway to the front, whilst the rear garden is exceptionally long, featuring a fantastic patio, luscious lawn and a feature fishpond in the centre.

Nanpantan Road is sited on the desirable Forest Side of Loughborough, with excellent access to the town centre, as well as the university. Holywell and Booth Wood primary schools are just a short distance away, as is Woodbrook Vale secondary school, ensuring that this home is ideal for families.

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Moss Solicitors, Idyll Mortgages and/or Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



ENTRANCE HALL

14' 2" x 7' 9" (4.33m x 2.36m)

DINING ROOM

13' 7" x 12' 7" (4.14m x 3.84m)

LOUNGE

Dimensions: 20' 5" x 10' 7" (6.22m x 3.23m). Radiator and PVCu double glazed double doors leading out to the garden.

KITCHEN/BREAKFAST ROOM

17' 0" x 14' 6" (5.18m x 4.41m)

INNER LOBBY

5' 4" x 3' 5" (1.62m x 1.04m)

W.C.

4' 8" x 3' 5" (1.42m x 1.04m)





LANDING

BEDROOM ONE (excl Dressing Area)

10' 1" x 10' 1" (3.07m x 3.07m)

BEDROOM ONE ENSUITE

4' 7" x 9' 8" (1.39m x 2.95m)

DRESSING AREA

6' 8" x 18' 3" (2.03m x 5.57m)

BEDROOM TWO

11' 4" x 10' 10" (3.45m x 3.30m)

BEDROOM THREE

10' 10" x 10' 10" (3.30m x 3.30m)

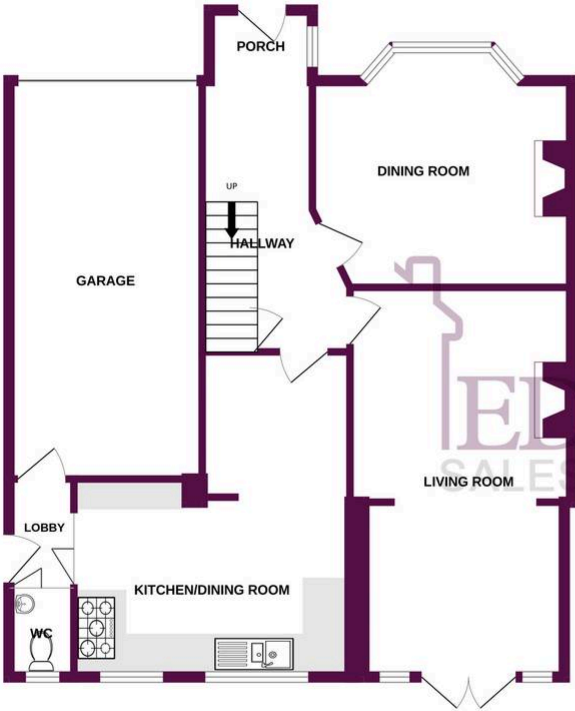
BATHROOM

7' 10" x 7' 8" (2.38m x 2.33m)

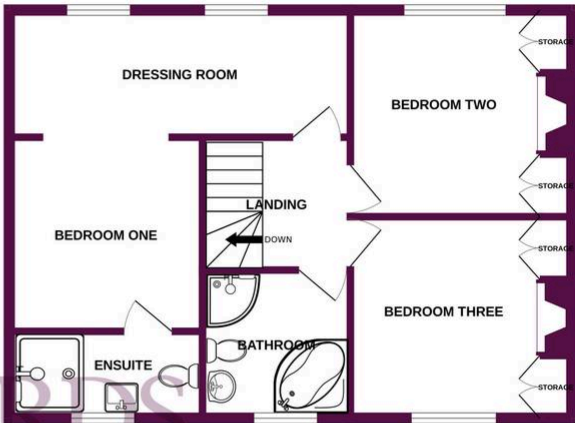
GARAGE



GROUND FLOOR
924 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1542 sq.ft. (143.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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