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39 Ashleigh Drive, Loughborough, Leicestershire, LE11 3HN

£275,000

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

- Immediate Access To University
- Three Bedrooms
- Private Rear Garden
- Council Tax Band\*: C
- Ease Of Access To Town
- Two Shower Rooms
- No Upward Chain.
- Price: £275,000

## Overview

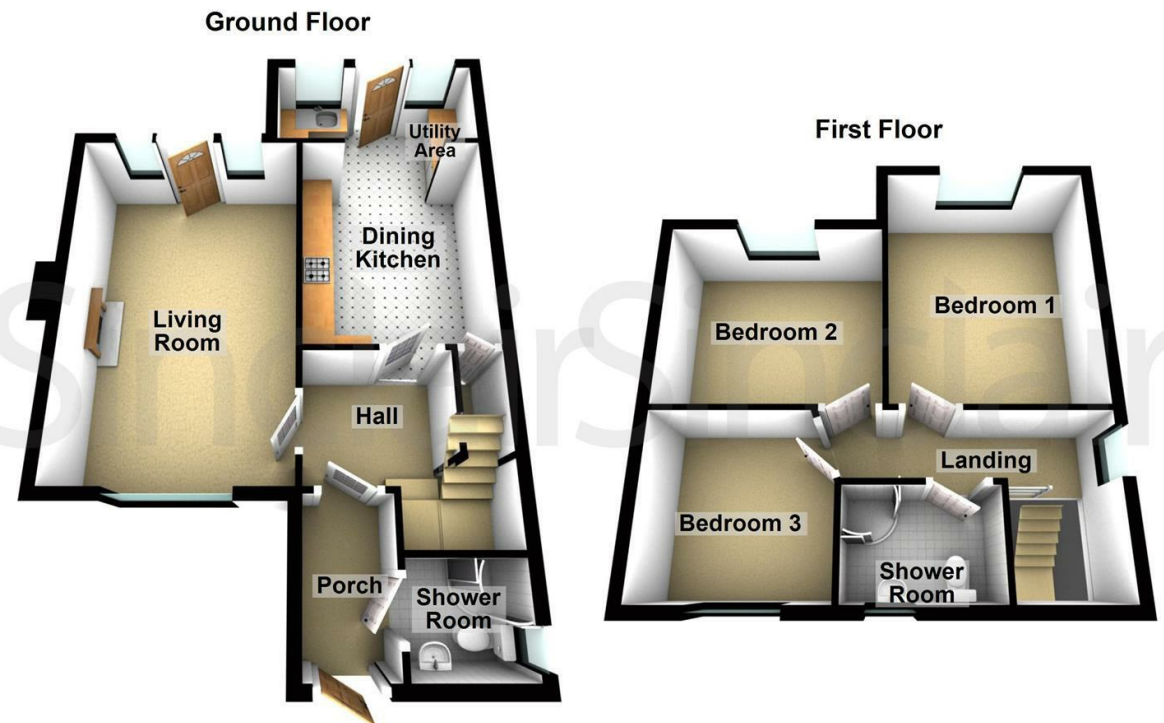
With immediate access to Loughborough University and with ease of access to the town centre, this three bedroom semi detached property would ideally suit a student or employee of the university. The property benefits from uPVC double glazing and has a combination Worcester Bosch gas boiler. The accommodation in brief comprises entrance porch, downstairs shower room, inner hall, living room and open fitted dining kitchen. On the first floor there are three well proportioned bedrooms and shower rooms. Outside there is a front garden and driveway providing off road parking. There is a garage and private rear garden. It should be noted that there is no 'HMO Licence' on the property.

## Location\*\*

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest. The town's residents enjoy a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. There are a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The transport network make it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras. Nearest Airport: East Midlands(9.3 miles). Nearest City: Leicester(11.3 miles)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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## Detailed Accommodation

uPVC double glazed entrance door through to the reception porch.

### RECEPTION PORCH

The reception porch has tiled flooring, radiator and door access the inner hallway and downstairs shower room.

### DOWNSTAIRS SHOWER ROOM

Fitted with a white three piece suite comprising walk-in shower cubicle with thermostatic shower, low flush WC, pedestal wash hand basin, heated towel rail, continued tile flooring from the porch entrance, uPVC double glazed opaque glass window to the side elevation.

### INNER HALLWAY

The inner hallway has ample cloaks hanging space, radiator, dog leg balustrade staircase accessing the first floor and doors accessing the dining kitchen and living room.

### LIVING ROOM

18'9" x 11'6" (5.72m x 3.51m)

Measurements are to side of chimney breast and not including bay window.

uPVC double glazed walk-in bay window to the front elevation, radiator, uPVC double glazed door with adjacent windows overlooking and accessing the rear garden.

### DINING KITCHEN

13'8" x 10'11" overall measurements (4.17m x 3.35m overall measurements)

Section One; 11'1 x 7'9 and Section Two; 11'1 x 4'10

The kitchen has a one and a half bowl single drainer sink unit with chrome mixer tap over and cupboards under, there is a range of fitted gloss units to the wall and base, rolled edge worksurfaces and tiled surround, there is a gas hob with extractor fan over, eye level double oven and grill, plumbing for washing machine, space for tumble dryer, integrated dishwasher and a wall mounted Worcester Bosch combination gas fed boiler, uPVC double glazed windows to the side and rear elevations and door with inset double glazed window accessing the garden. There is a door accessing the pantry store which also can accommodate a tall standing fridge freezer, there is a uPVC double glazed opaque glass window to the side elevation.

## FIRST FLOOR

On the first floor landing gives way to three double bedrooms and shower room fitted with a white three piece suite. uPVC double glazed window to the side elevation at the half landing level, loft access hatch and radiator.

### BEDROOM ONE

13'7 x 11'1 (4.14m x 3.38m)

uPVC double glazed window to the rear elevation, radiator.

### BEDROOM TWO

11'5 x 10' (3.48m x 3.05m)

uPVC double glazed window to the rear elevation, radiator.

### BEDROOM THREE

9'4 x 8'6 (2.84m x 2.59m)

uPVC double glazed window to the front elevation.

### SHOWER ROOM

Fitted with a white three piece suite comprising corner shower cubicle with curved door screening,, thermostatic shower, low flush WC and pedestal wash hand basin, there is a radiator, uPVC double glazed opaque glass window to the front elevation,

### OUTSIDE

The property is set back from the road with hedged front boundary and gated access leading to a driveway providing off road car standing, there is a front lawned garden with a variety of plants and shrubs and from the driveway there is further access to the side of the property leading to the rear and garage which has a power supply.

The rear garden is enclosed with privacy to the rear aspect, there is a variety of plants, shrubs and grassed areas, outside water tap.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

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### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

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## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
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