



Sinclair

14 Beacon Drive, Loughborough, Leicestershire, LE11 2BD

£325,000

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Property at a glance

- Forest Side Location
- uPVC Double Glazing
- Modernisation Required
- Council Tax Band*: D
- No Upward Chain
- Gas Central Heating
- Downstairs Cloaks/WC and Utility
- Price: £325,000

Overview

Situated on the ever favoured Forest side of town and set back from the road this bay fronted detached family home offers ease of access to the town centre and amenities and is offered with no upward chain. Although requiring some modernisation the property benefits from uPVC double glazing and a combination gas fed boiler and has accommodation comprising entrance porch, reception hall, living room, extended dining room with garden room to rear with a kitchen, downstairs cloakroom/WC, a covered lobby accessing a utility room and rear porch. On the first floor landing gives way to three bedrooms and bathroom. Outside there are mature gardens to the front and rear providing privacy to the rear, there is an outside brick store, block paved driveway and garage.

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 door with inset double glazed opaque and leaded light windows through to the entrance porch.

ENTRANCE PORCH

The entrance porch has uPVC double glazed windows to the front and side elevations, tiled flooring and a period entrance door with inset opaque leaded light and stained glass windows, adjacent matching windows through to the reception hall.

RECEPTION HALL

The reception hall has stairs accessing the first floor, uPVC double glazed opaque glass window to the side elevation, radiator, ground floor cloakroom/WC and doors accessing the living room, dining room and kitchen.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a low flush WC with concealed cistern, corner wash hand basin, uPVC double glazed opaque glass window to the side elevation.

LIVING ROOM

12'5 x 12'2 (side of chimney breast, not inc bay w (3.78m x 3.71m (side of chimney breast, not inc bay)
uPVC double glazed window to the front elevation, two radiators and a fireplace with marble hearth and matching back, wooden sides and over mantle. Opaque glass sliding internal windows through to the dining room.

DINING ROOM

12' x 10'10 (side of chimney breast) (3.66m x 3.30m (side of chimney breast))
Tiled fireplace with hearth and surround, radiator, uPVC double glazed opaque glass window to the side elevation and access to an extension of the dining room to a garden room.

GARDEN ROOM

10'6 x 10'5 (3.20m x 3.18m)
uPVC double glazed windows to both side elevations and a patio door with adjacent windows accessing and overlooking the garden, radiator.

KITCHEN

11'10 x 7'7 (3.61m x 2.31m)
Kitchen has a single drainer stainless steel sink unit with chrome taps over, there are fitted units to the wall and base, roll edge worksurfaces, electric hob, electric eyelevel oven, plumbing for washing machine, uPVC double glazed window to the rear elevation and door to the side elevation which in turn accesses a covered walkway through to utility room.

UTILITY ROOM

11'1 x 7' (3.38m x 2.13m)
Base level units, wall mounted gas fed boiler, plumbing for washing machine, uPVC double glazed window to the rear elevation and uPVC double glazed door accessing rear porch.

REAR PORCH

uPVC double glazed window and door accessing the rear garden.

FIRST FLOOR

The first floor landing gives way to three bedrooms and bathroom, radiator, uPVC double glazed opaque glass window to the side elevation,.

BEDROOM ONE

14'6 x 11' (into bay window, to side of chimney br (4.42m x 3.35m (into bay window, to side of chimney)
Double glazed bay window to the front elevation, radiator.

BEDROOM TWO

12'1 x 10'11 (3.68m x 3.33m)
uPVC double glazed window to the rear elevation, radiator.

BEDROOM THREE

9'5 x 7'10 (inc stair bulk head) (2.87m x 2.39m (inc stair bulk head))
uPVC double glazed window to the front elevation, radiator, fitted cupboards.

BATHROOM

Bathroom is fitted with panel bath, shower over, low flush WC, vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboards under, radiator, uPVC double glazed opaque glass window to the rear elevation and storage cupboard.

OUTSIDE

The property is set back from the road with a block paved driveway providing off road car standing which in turn leads to the side and garaging, there is mature semi circular planting area with plants and shrubs.

The the rear of the property is a mature and enclosed private garden, slabbed patio area, a variety of plants, shrubs and Acer trees, there is a storage shed, access to a brick built store/workshop with electric power.

The garage has an up and over door, personnel access door leading to the garden.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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

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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



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