



Sinclair

51 Belvoir Drive, Loughborough, Leicestershire, LE11 2SN

£250,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

- No Upward Chain
- Three Bedrooms
- Cul-de-Sac Setting
- Council Tax Band*: C
- Detached House
- Forest Side of Loughborough
- Detached Garage
- Price: £250,000

Overview

This THREE BEDROOM DETACHED FAMILY HOME comes to the market offered with NO UPWARD CHAIN and occupies an end of cul-de-sac location within the desirable Forest side of Loughborough. In brief the property enjoys a detached garage with ample driveway offering off road parking, a lounge, dining room and kitchen to the ground floor with stairs ascending the first floor landing giving way to the family bathroom and three good sized bedrooms respectively. Externally there is a good sized rear garden and modest frontage. Early viewings come highly advised in order to avoid disappointment.

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.

Ground Floor



First Floor



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Detailed Accommodation

GROUND FLOOR

ENTRANCE PORCH

Entered through a uPVC front door and giving way to the entrance hall via a timber framed single glazed opaque door with adjacent timber framed single glazed window.

ENTRANCE HALL

Comprising stairs rising to the first floor, a uPVC double glazed window to side and granted access to the lounge and kitchen respectively.

LOUNGE

10'9 x 13'9 (3.28m x 4.19m)

Enjoying a uPVC double glazed window to front with fitted gas fireplace on a marble effect hearth and giving way to the dining room.

DINING ROOM

8'8 x 10'3 (2.64m x 3.12m)

Enjoying uPVC double glazed patio doors accessing the rear garden and having a service hatch looking into the kitchen.

KITCHEN

7'9 x 9'8 (2.36m x 2.95m)

Having a range of wall and base units with rolled edge worksurfaces and comprising a one and a half bowl sink and drainer unit, space and plumbing for multiple appliances, laminate flooring, access to under stairs storage, uPVC double glazed window to rear and uPVC framed stable door to side facilitating access to the driveway.

FIRST FLOOR

Stairs rising to the first floor landing give way to three bedrooms and the family bathroom and comprise a loft hatch, a uPVC double glazed window to side and the airing cupboard in-turn houses the gas fired central heating boiler.

BEDROOM THREE

7'3 x 7'3 (2.21m x 2.21m)

Enjoying access to over stairs storage and having uPVC double glazed window to front.

BEDROOM TWO

9'6 x 9'6 (2.90m x 2.90m)

Having uPVC double glazed window to rear.

BEDROOM ONE

7'8 (to fitted wardrobes) x 14'4 (2.34m (to fitted wardrobes) x 4.37m)

Having uPVC double glazed window to front and benefitting from a host of fitted wardrobes with dresser unit respectively.

FAMILY BATHROOM

7'5 x 5'5 (2.26m x 1.65m)

This three piece suite comprises a low level WC, pedestal wash hand basin, panel bath with tiling to splash prone areas, a uPVC double glazed opaque glass window to rear and having a wall mounted cabinet.

OUTSIDE

PRIVATE REAR GARDEN

Entered via a wrought iron gate the rear garden benefits from a sunny aspect and features a lawn bisected by a paved walkway facilitating access to the rear of the garden and to the detached garage respectively. The garden is enclosed by timber closed board fence panelling and box hedging.

DETACHED GARAGE

Entered via an up and over front door and facilitated pedestrian access via a timber framed personnel door to side.

FRONT

A tandem paved driveway offers off road parking for multiple vehicles and sits adjacent to a well maintained lawn which in-turn grants access to the front door via the porch.



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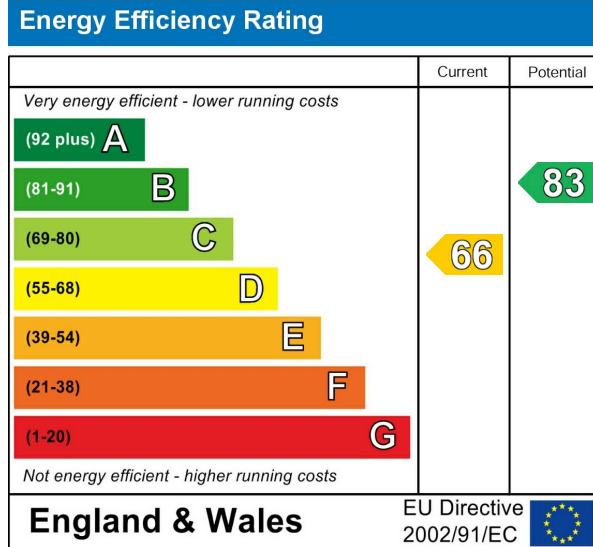
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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make 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

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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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9 Bullring, Shepshed, Leicestershire, LE12 9PX

Tel: 01509 600610

Email: shepshed@sinclairstateagents.co.uk