



Sinclair

51 Belvoir Drive, Loughborough, Leicestershire, LE11 2SN

£355,000

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Property at a glance

- Thoughtfully Redesigned Layout
- Open Plan Family Dining Kitchen
- Forest Side Location
- Council Tax Band*: C
- Downstairs Cloakroom/WC
- Refitted Contemporary Bathroom
- Immaculate Accommodation
- Price: £355,000

Overview

Thoughtfully re-designed in layout and re-furnished throughout including the benefit of an extended porch and WC, this immaculate detached family home is situated on the sought after forest side of town and in brief comprises: the front porch with downstairs cloakroom/WC, reception hall, living room and the open plan family dining kitchen which forms a particular feature of sale. On the first floor contemporary oak doors give way to three bedrooms and contemporary refitted family bathroom. There are gardens to the front and rear with the rear enjoying privacy to the plot and a raised decking seating area.

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

DETAILED ACCOMMODATION

There is an entrance door through to the entrance porch area.

Entrance Porch

With a uPVC double glazed window and open access to the reception hall and oak doors accessing the downstairs cloakroom/WC, the living room and the open plan family dining kitchen. There is a further uPVC double glazed window to the hall and stairs accessing the first floor.

Downstairs Cloakroom/WC

Fitted with a contemporary white two piece suite comprising a low flush WC and wash hand basin with chrome mixer tap. There is a heated chrome towel rail and a uPVC double glazed opaque glass window.

Living Room

14" x 11" (side of chimney breast) (4.27m x 3.35m (side of chimney breast))
There is uPVC double glazed window, radiator, a feature alcove display area to the chimney breast with solid timber over mantel. There are sliding oak pocket doors with inset picture windows through to the open plan family dining kitchen.

Open Plan Family Dining Kitchen

17'2 x 9'10 (5.23m x 3.00m)
This room has been thoughtfully re-designed in layout and refitted with a stylish kitchen with single drainer sink unit, chrome swan neck style mixer tap over and cupboards under. There is a range of shaker style units to the wall and base, marble effect work surface with matching upstand and a range of integrated appliances including; induction hob with extractor fan over and herringbone tiled splashbacks, an electric fan assisted oven, slim-line dishwasher, fridge and freezer and a washing machine. There is uPVC double glazed window overlooking the garden and a door accessing an under stair pantry store. There is a uPVC double glazed door accessing the driveway.

To the dining area there is uPVC double glazed sliding patio doors overlooking and accessing the garden and decking area and a contemporary style tall standing radiator.

First Floor

On the first floor a landing has contemporary oak doors accessing three bedrooms and refitted contemporary bathroom. There is a cupboard housing the combination gas fed boiler and has a uPVC double glazed window offering plenty of natural light to the space.

Bedroom One

14'4 x 9'9 (4.37m x 2.97m)
uPVC double glazed window with pleasant outlook and a radiator.

Bedroom Two

9'7 x 9'7 (2.92m x 2.92m)
There is a uPVC double glazed window to the rear elevation overlooking the garden and enjoying roofscape views across to Charnwood Forest. There is a radiator.

Bedroom Three

8'2 x 7'4 (front of wardrobe/cupboard) (2.49m x 2.24m (front of wardrobe/cupboard))
uPVC double glazed window and a radiator with built in wardrobe/cupboards.

Family Bathroom

This has been refitted with a contemporary white three piece suite comprising a p-shaped shower panel bath with drencher shower head and hose, a low flush WC and a vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboards under. There is tiled flooring and fully tiled walls, a heated chrome towel rail and uPVC double glazed opaque glass window.

Outside

The property occupies a head of cul-de-sac position being set back from the road with a shaped lawn and driveway to the side providing off road parking. The driveway in turn leads to the rear garden and garage. The rear garden enjoys privacy to the plot with hedged and fenced boundaries and there is a raised timbered decking area to the rear of the family dining kitchen. There is a lawned area and the garage has an up and over door, a personal access door and has been reroofed by the current vendors.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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Thinking of Selling?

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