

Beacon Road
Loughborough, LE11 2RD

John German





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Guide Price £450,000

This established and spacious family home benefits from a prominent corner plot in a sought after area on the forest side of the town.



Benefiting from a superb corner plot on the highly regarded Beacon Road, the property offers easy access to the amenities of this popular university town, as well as transport links to Leicester, Nottingham and Derby.

Set back from the road with the mature frontage having trees, plants and shrubs, the generous tarmac driveway offers ample off road parking with access to the integral garage via an up and over door and the adjacent front door leads into the property.

Upon entering, the entrance hallway has stairs rising to the first floor and doors leading off to the downstairs rooms.

The useful downstairs guest cloakroom has a low level WC, pedestal hand wash basin and a stainless steel towel radiator plus a useful storage cupboard opposite.

The downstairs layout flows exceptionally well with the lounge having a double glazed bay window to the front aspect, gas fireplace and surround providing a focal point to the room and then glazed double doors opening to the dining room. Ideally positioned adjacent to the kitchen, the spacious dining room offers a great space for more formal dining, enjoying views out over the rear garden thanks to the double glazed patio doors.

The kitchen/diner hosts an extensive range of both eye level and base units, with contrasting work surface over. Integrated appliances include an AEG oven, gas hob and overhead extractor and a half bowl sink and drainer unit positioned beneath the double glazed window to the rear aspect. There is further appliance space for a dishwasher and a freestanding fridge/freezer.

From here, access is given through to the utility having additional wall and base storage cupboards and work surface. Undercounter appliance space offers room for a washing machine and tumble dryer and doors lead to the rear garden and integral garage.

The first floor features a spacious landing, with access to the four double bedrooms and family bathroom. Bedroom one is generously proportioned with a double glazed window to the front, integrated storage and the benefit of its own en suite shower room that has a stylish suite comprising shower cubicle with a new thermostatic bar shower and shower door, low level dual flush WC, wash basin set on a new vanity unit and a stainless steel towel radiator.

Bedrooms two and three are both well-sized doubles to the front and rear respectively, both also having the benefit of built in storage. The fourth bedroom is currently utilised as a study offering great potential for home working, with views offered out over the rear garden, however this could easily be made into another double bedroom if required.

Servicing these is the family bathroom featuring both a panelled bath and enclosed shower cubicle, a low level WC, pedestal hand wash basin, a stainless steel towel radiator and part tiling to the walls.

Externally, the rear garden has been beautifully landscaped to incorporate a decked seating area, lawn and mature planted borders, with the south easterly aspect making the most of the morning's sun. There is a garden shed and gated side access leading round to the driveway.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

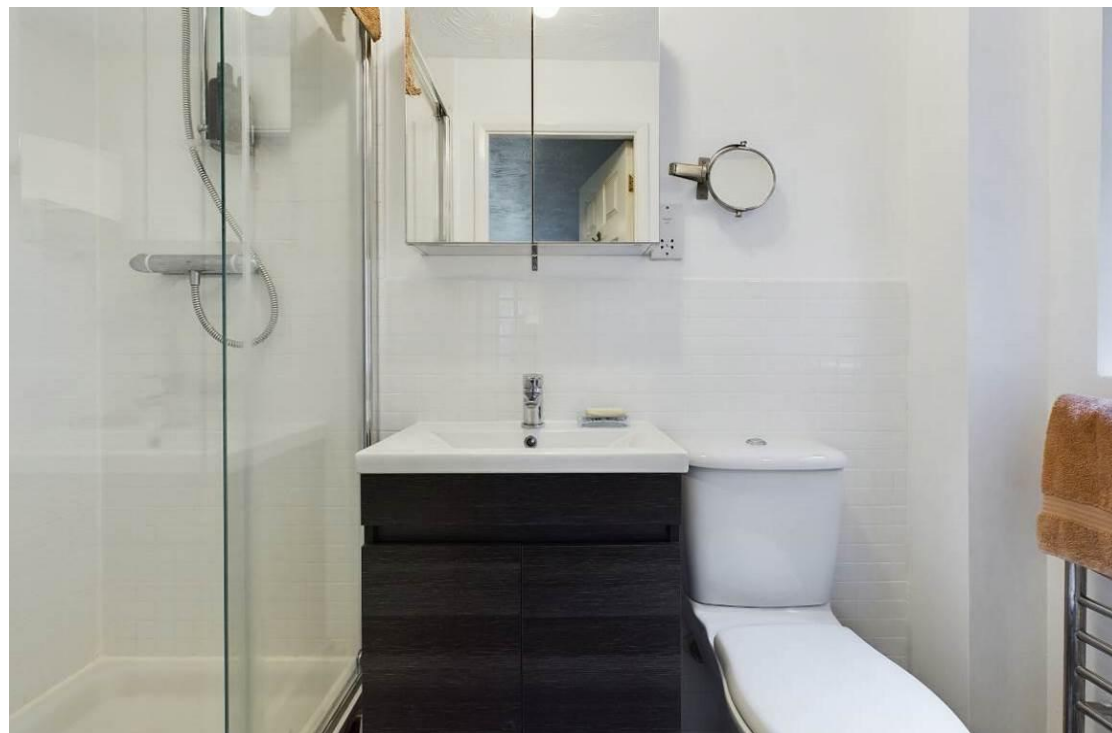
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

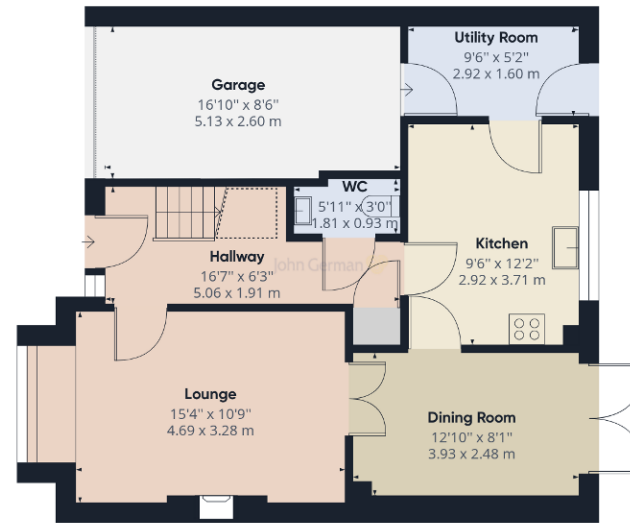
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21072023

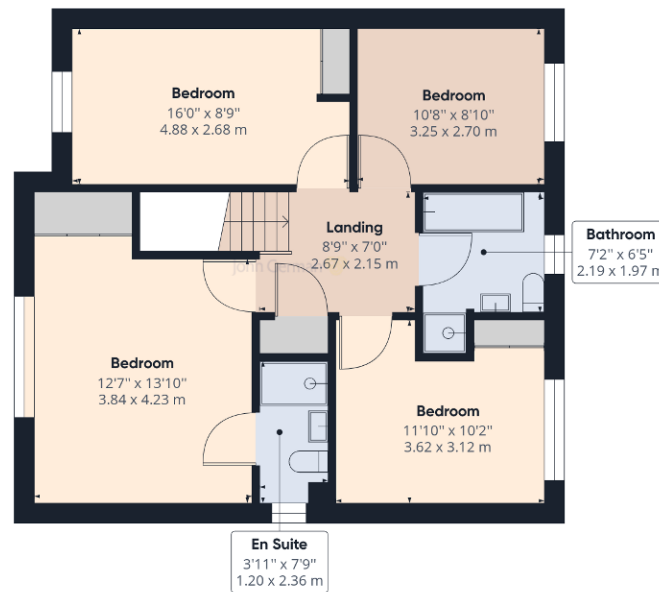
Local Authority/Tax Band: Charnwood Borough Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1432.74 ft²


133.11 m²

Reduced headroom

9.47 ft²

0.88 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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