Ladybower Road | | Loughborough | LE11 4EL

Asking price £269,950

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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** DETACHED HOUSE ON LARGE PLOT **
Set in a tucked away position with a long driveway frontage, this modern detached house has three bedrooms, modern re-fitted bathroom, lounge, dining room and kitchen. There is a single garage and plentiful off road parking. Benefitting from GCH and Upvc DG, this ideal family home is set within walking distance to numerous schools, shops and amenities. The deceptively spacious accommodation must be viewed to fully appreciate.

Detached House	Cul-de-Sac Position
Long Driveway Frontage	Numerous Amenities Nearby
Three Bedrooms	Modern Re-Fitted Bathroom
Lounge and Dining Room	Modern Style Kitchen
GCH and Upvc DG	Popular Location

Entrance Porch
A Upvc porch with door to the lounge.

Lounge
A good size open plan lounge with window to the front, staircase and arch through to the dining room.

Dining Room
With window to the rear and ample space for dining table and chairs, this dining room lends itself to being knocked through to the kitchen and even extended to the rear, (subject to necessary planning permission/regs.)

"Set in a tucked away position"

Kitchen
Fitted with a range of wall and base mounted units in a contemporary finish, with window to the rear and door to the side.

First Floor Landing
With window to the side and access to -

Bedroom 1
A lovely sized room with window to the front. There is also a built in wardrobe.

Bedroom 2
A good size double bedroom with window to the rear overlooking the garden.

Bedroom 3
With window to the front.

Bathroom
Fitted with a modern three piece suite comprising low level flush w/c, wash hand basin and bath with shower over. There is a window to the rear and tiled splashbacks.

Outside
The property is set in a tucked away position with a long driveway frontage, lawn and shrubs. The garage has power and lighting, up/over door to the front and a pedestrian door to the rear. The rear garden is spacious with lawn and patio, with a recently erected timber pergola providing a practical covered area to the side of the house.

The Area
The property is perfectly situated with a number of amenities within short walking distance, including Thorpe Acre School, Booth Wood and Charnwood College. Loughborough University is a short distance away and easily accessible from the Engineering side of campus. Loughborough town centre offers a wide range of amenities including Loughborough train station with direct link to London St Pancras in 1hr 40mins.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or

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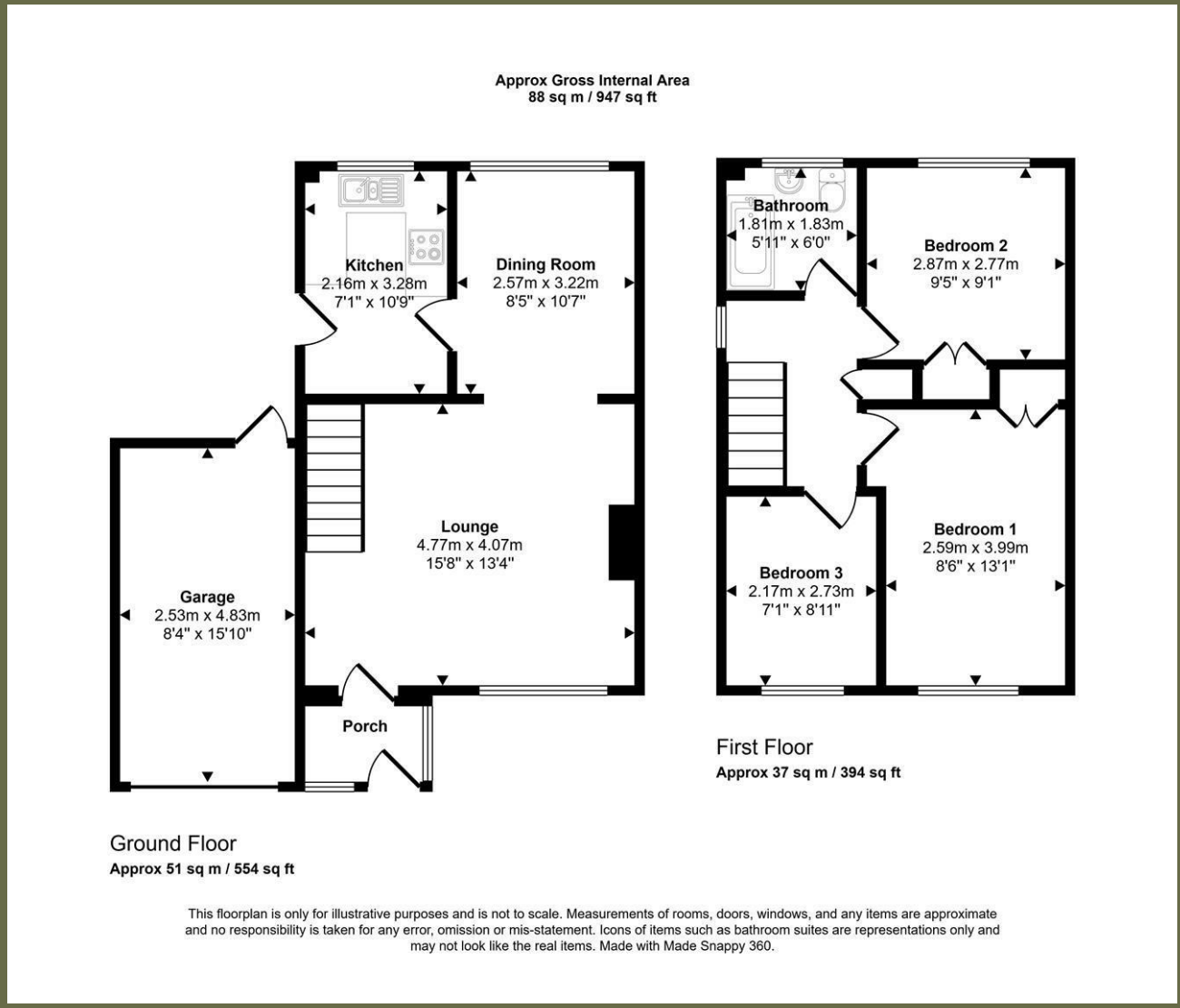
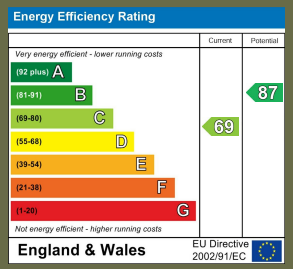
accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

"Close to numerous schools and amenities"





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