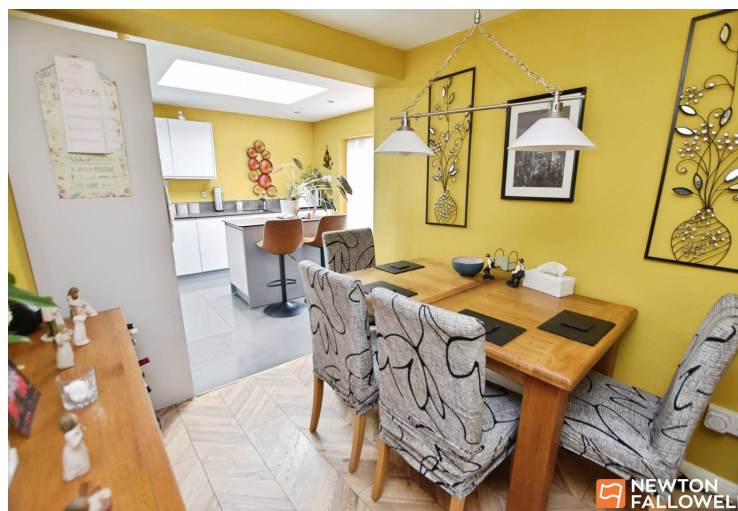




NEWTON FALLOWELL



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127 Braddon Road, Loughborough - LE11 5YU

£250,000 Freehold

Feature Extended Kitchen Diner · Spacious private garden with the plot measuring 0.9 acres · Extended Main Bedroom · Stylish Contemporary Shower Room · Carport / Utility combined · Semi- Covered Outdoor Seating Area · Ample Off-road parking with private driveway and remote Space · Full Gas Central Heating and Double Glazing · Deceptive Layout · Well Served by Public Transport and Close to Sub-Centre Amenities

Lounge

18' 0" x 10' 8" (5.49m x 3.24m)

Kitchen / diner

19' 5" x 11' 11" (5.93m x 3.62m)

Bedroom 1

15' 0" x 10' 7" (4.57m x 3.24m)

Bedroom 2

8' 6" x 7' 7" (2.59m x 2.32m)

Shower Room

7' 7" x 5' 6" (2.32m x 1.68m)

Carport / Unity

20' 1" x 9' 4" (6.13m x 2.84m)





Braddon Road, Loughborough. This two-bedroom semi-detached bungalow has undergone a remarkable transformation in terms of its layout, benefiting from a rear extension, a semi-covered side entertainment area and the conversion of the original kitchen into a guest bedroom. The new layout is spacious and well appointed, and special reference should be made to the floor plan and photographs to fully appreciate the size of accommodation on offer. In addition, the property occupies a good sized plot. On entry, the entrance porch features an attractive encaustic-style tiled floor and a modern wall-mounted metal-cased electric circuit breaker. The lounge has timber-effect bevelled-edge laminate flooring and an attractive double-glazed bay window, with the sill providing a display area and a modern radiator beneath. Electrical sockets and light switches are finished in polished metal. What was formerly bedroom two is now the dining area, with herringbone-patterned flooring, before the room broadens into the kitchen section. The kitchen features a ceiling lantern, central island and a comprehensive range of storage at both base and eye level. There is also a five-ring induction hob, separate electric oven and a large tile polished floor. Artificial lighting is provided by recessed LEDs, while double doors to the garden provide access and further natural light. Bedroom one benefits from the rear extension, creating a dressing area with a rear elevation window and herringbone-patterned flooring, while the bedroom section is carpeted. Bedroom two has both front and side elevation windows, neutral wall decoration and houses the Ideal combination central heating boiler. The shower room is another notable feature of the property, with an easy-access enclosure incorporating both rainfall and handheld shower fittings. There are recessed display/storage areas within the cubicle, and the room is fully tiled. A central heating radiator in an anthracite finish completes the space.

Outside, the garage utility has double doors, a long work surface with base-level cupboards and a door through to the semi-covered seating area. There is a circular patio to the front, while the rest of the garden is mainly laid to lawn. To the top right-hand corner is the summer house. In addition to the driveway and garage carport, there is also a remote car parking space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: Coming soon



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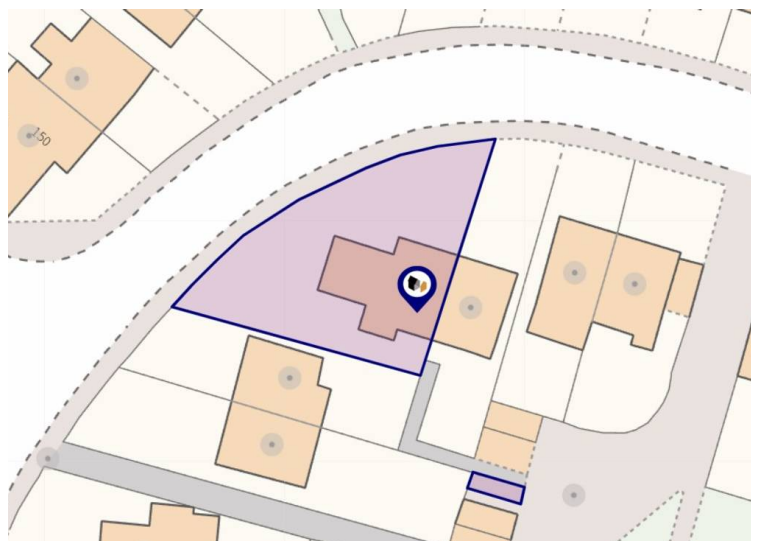
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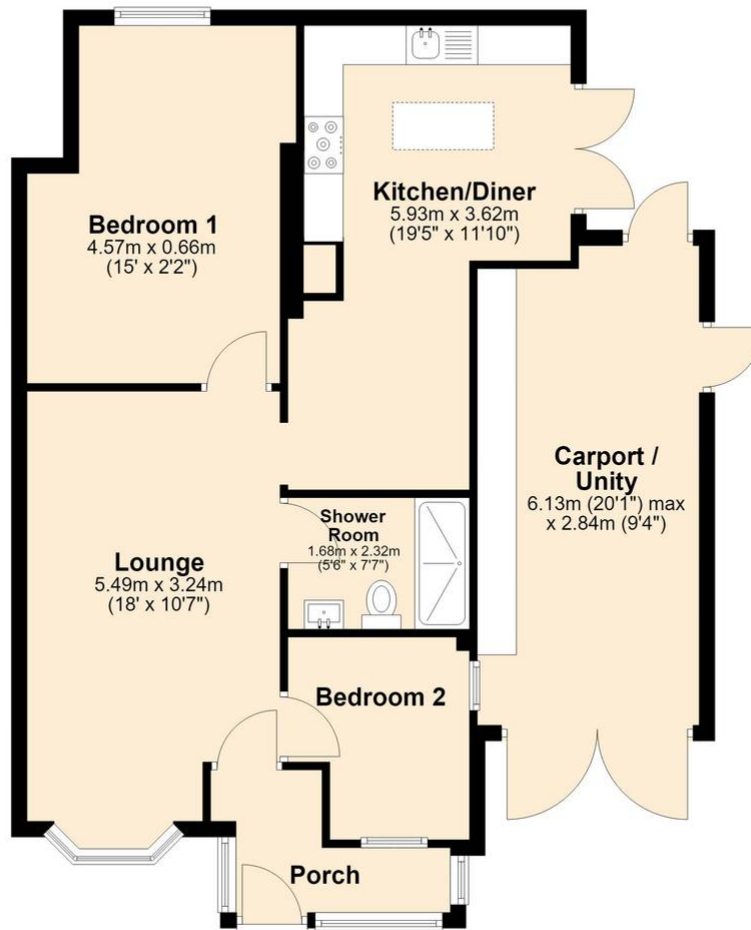


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Ground Floor

Approx. 80.3 sq. metres (864.6 sq. feet)



Total area: approx. 80.3 sq. metres (864.6 sq. feet)

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