Conway Close | | Loughborough | LE11 4UR

Asking price £259,950

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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A modern and stylishly presented three bedroom semi detached property, larger than average having a ground floor extension. The property offers flexible and spacious accommodation with a bright and airy feel, complemented by a lovely large garden, driveway and garage. The property offers hallway, lounge, modern kitchen, dining/family room, first floor with three bedrooms and bathroom. The property is set on a cul-de-sac within walking distance to picturesque Jubilee Park and the Gorse Covert shopping precinct.

SOLD - BY RICHARD HARRISON ESTATE AGENTS	Stylish and Modern
Cul De Sac Position	Three Bedrooms
Modern Fitted Bathroom	Large Lounge
Bright and Airy Kitchen	Dining/Family Room
Garage and Driveway	GCH and Upvc DG

Entrance Hall
Fitted with a stylish composite front door and matching window to the side, there is a cloak cupboard, wood flooring and staircase rising to the first floor.

Lounge
A spacious room with a large window to the front elevation, wood flooring and access to -

"A stylish and well presented home"

Kitchen
Fitted with a generous range of wall and base mounted units, finished in a contemporary stylish colour tone, with contrasting light coloured, square edged working tops. There is space for washing machine and fridge/freezer, there is a built in gas hob and extractor, along with electric oven and microwave. Contemporary herring bone style LVT flooring runs through the space, whilst a breakfast bar divides the kitchen and dining room. There is a window to the rear and door to the side.

Dining/Family Room
A large room with window to the side and French doors to the rear leading out into the garden.

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

Bedroom 1
A large bedroom with laminate flooring and window to the rear.

Bedroom 2
With space for double bed, and having a window to the front.

Bedroom 3
With window to the front and a store cupboard.

Bathroom
Fitted with a contemporary three piece suite comprising low level flush w/c, wash hand basin and bath with shower over. There are tiled floors and walls along with a heated towel rail.

Outside
The property sits on a generous plot, with driveway and front garden. There is access along the side of the property to the garage, ideal for storage, and with power and lighting. The rear garden has been landscaped for low maintenance, with stylish decking, lawn and low maintenance pebble covered areas.

The Area
There is a regular bus route nearby and walking distance to Charnwood College. Jubilee Park is just down the road with pleasant scenery and children's play equipment. The Gorse Covert Shopping Precinct is a few hundred yards away and contains a vast array of shops and conveniences including Post Office, Chip Shop, Pharmacy and Dentist. Along with the community centre and Morrisons supermarket.

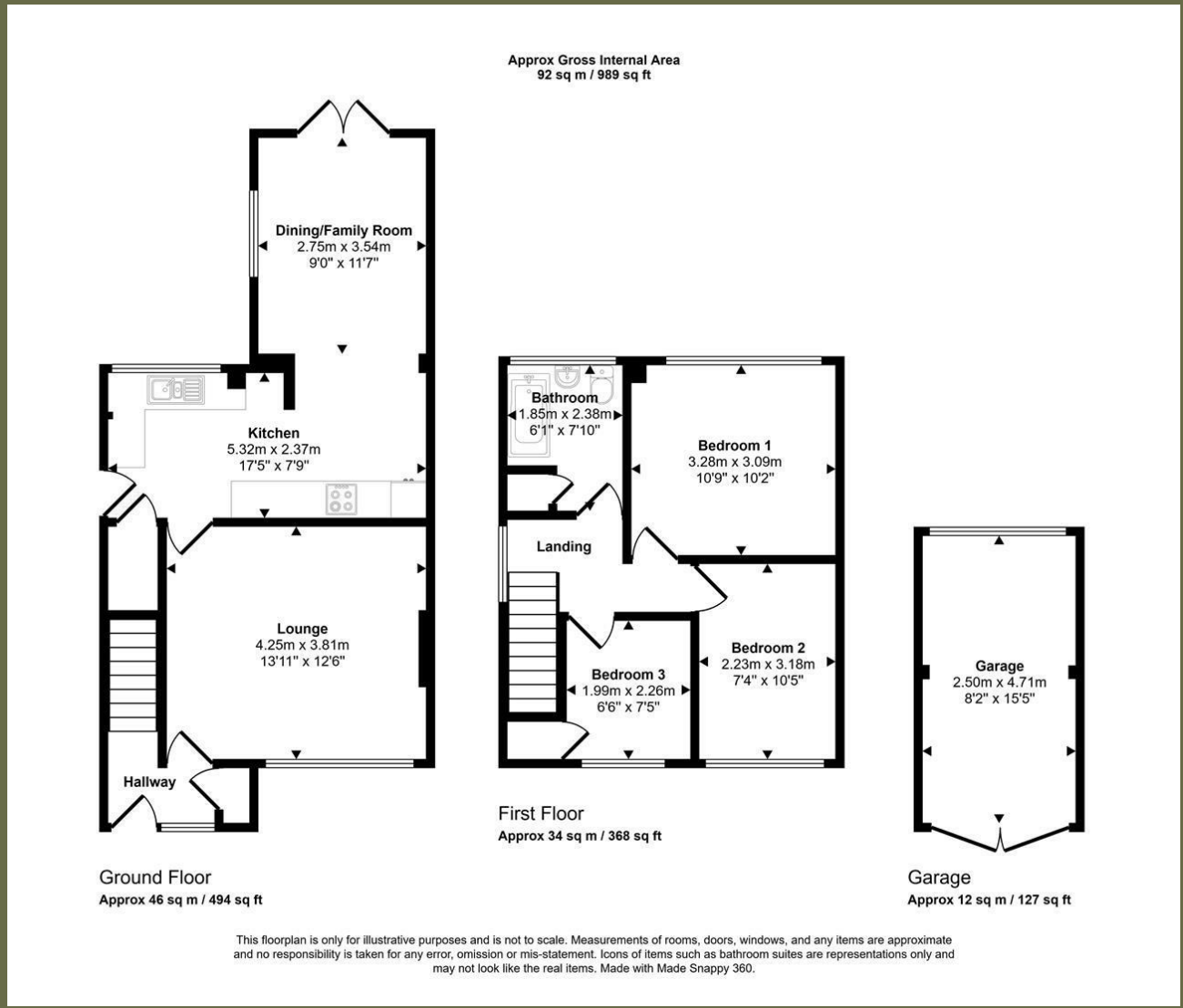
Extra Information

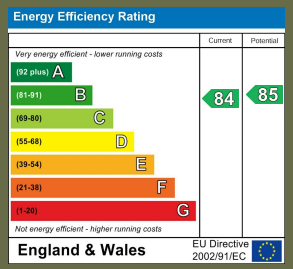
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either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

Solar Panels

The Solar Panels are owned by 'A Shade Greener' who rent the roof space. The owner/occupiers of the property get the benefit of using 'free' electricity whilst the panels are generating, whilst the company claims the 'feed in tariff'. All details on this will be covered by solicitors during the conveyancing process.

"Superbly situated close to amenities"





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