





Sharpley Road,Loughborough LE11 4PW

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welcome to

Sharpley Road, Loughborough

Spacious three-bedroom semi-detached home offering excellent potential. Features include two reception rooms, option for ground floor bedroom along with three well-proportioned bedrooms, family bathroom, private rear garden and driveway parking for multiple cars.

Entrance Hall
A welcoming entrance hall providing access to the main living areas, stairs rising to the first floor and understairs storage.

Living Room
11' 2" x 9' 6" (3.40m x 2.90m)
The living room offers a front-facing double glazed window and neatural decor with carpeted flooring offering an excellent space for relaxing or entertaining.

Dining Room
7' 7" x 7' 7" (2.31m x 2.31m)
The dining room offers a side-facing double glazed window and neatural decor with carpeted flooring offering an excellent space for relaxing or entertaining, with the additional door offering access to the outside area.

Kitchen
13' 9" x 10' 0 (4.19m x 3.05m 0)
A well-proportioned L-shaped kitchen fitted with a range of matching wooden wall and base units and contrasting white worktops. The layout provides excellent storage and workspace, with space for an oven and hob, tiled splashbacks, and a upvc double glazed window overlooking the garden. A door leads to the additional side room/ forth bedroom.

First Floor Landing
The first floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first floor rooms.

Bedroom 1
13' 5" x 12' 2" (4.09m x 3.71m)

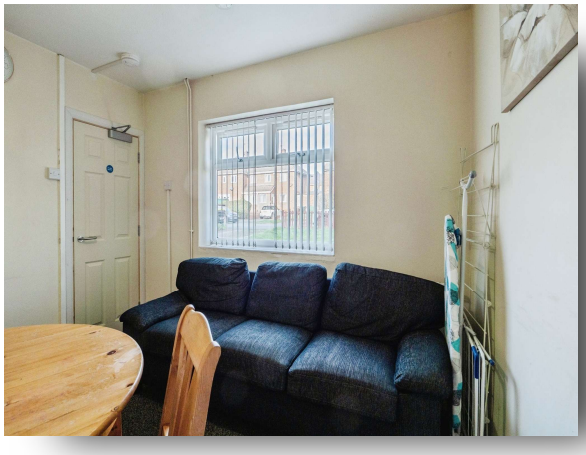
Bedroom 2
11' 6" x 10' 2" (3.51m x 3.10m)
A second bedroom overlooking the rear of the property, carpeted flooring and a radiator.

Bedroom 3
11' 2" x 8' 10" (3.40m x 2.69m)
A third bedroom offering a versatile space which could be utilised as an office, nursery or dressing room, with a double glazed window to the front, built in bed, carpeted flooring and a radiator.

Bedroom 4
10' 10" x 8' 2" (3.30m x 2.49m)
A second bedroom overlooking the rear of the property, carpeted flooring and a radiator.









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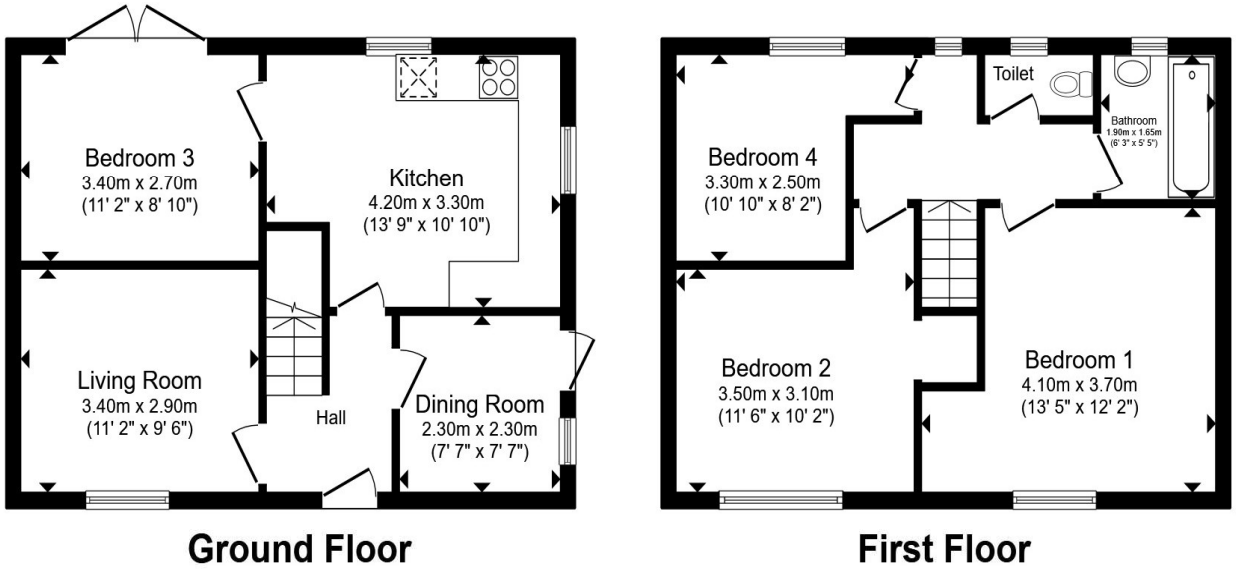
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Sharpley Road, Loughborough

- Semi Detached House
- Three/Four Bedrooms
- Popular School Catchment Areas
- Spacious Accomodation
- Off Street Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£200,000



Total floor area 87.8 m² (945 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LBH116157 - 0004

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01509 214686

loughborough@williamhbrown.co.uk

22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.