



Sinclair

17a Clifford Road, Loughborough, Leicestershire, LE11 5NG

£273,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Ease Of Access To Town and University
- Three Double bedrooms
- Separate Utility Room and WC
- No Upward-Chain
- Driveway and Garaging
- Price: £273,000
- Council Tax Band*: C

Overview

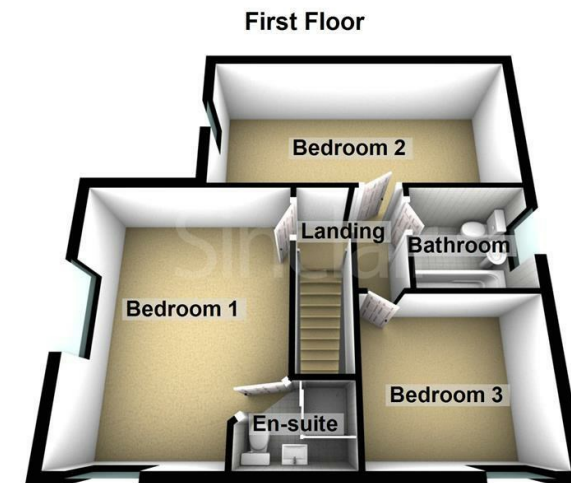
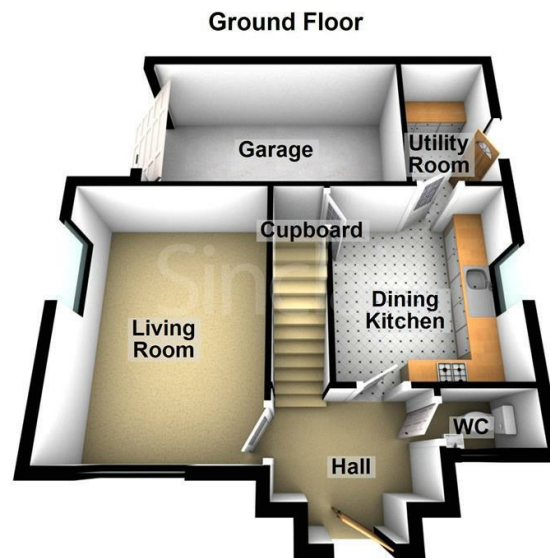
Occupying a corner position with ease of access to Loughborough Town Centre, shopping facilities and the University. This modern three double bedroomed detached property is offered with no upward chain. Internally the accommodation has a modern feel and in brief comprises entrance hall, downstairs cloaks/WC, fitted dining kitchen and separate utility room, there is a 15 foot long Living room and on the first floor a landing gives way to three well proportioned double bedrooms with en-suite to master, in addition to a family bathroom with white three piece suite. Outside the property occupies a corner position with a block paved driveway providing off road car standing, garaging and an enclosed and private garden. EPC RATING

Location**

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest. The town's residents enjoy a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. There are a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The transport network make it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras. Nearest Airport: East Midlands(9.3 miles). Nearest City: Leicester(11.3 miles)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



17a Clifford Road, Loughborough, Leicestershire, LE11 5NG

Sinclair

Detailed Accommodation

DETAILED ACCOMMODATION

Entrance door through to the Entrance Hall.

Entrance Hall

Has stairs accessing the first floor and modern doors with chrome handles accessing the downstairs Cloaks/WC, Dining Kitchen and Living Room.

Downstairs Cloaks/WC

A white modern two piece suite comprising low flush WC and a vanity unit surmounted by a wash hand basin with chrome mixed tap, uPVC double glazed opaque glass window and part tiled walls.

Dining Kitchen

11'9 x 9'6 (3.58m x 2.90m)

Ceramic sink unit with mixed tap over and cupboards under, fitted gloss units to the wall and base, wood effect roll edge work surface and tiled surround, electric hob with oven under and extractor fan over, integrated dishwasher, pan draws, contemporary wall mounted radiator, uPVC double glazed window overlooking the garden, door accessing a generously proportioned under stairs storage cupboard with electric light and power. from the kitchen there is a door accessing the utility room.

Utility Room

8'2 x 5'1 (2.49m x 1.55m)

Roll edge work surface with cupboard under, plumbing for washing machine, radiator, wall mounted combination Worcester gas fed boiler and uPVC double glazed door accessing the garden.

Living Room

15'1 x 10'10 (4.60m x 3.30m)

uPVC double glazed windows to two elevations, radiator, TV aerial and electric sockets to accommodate a wall mounted TV.

First Floor

A landing gives way to three double bedrooms (with en-suite to bedroom one) and family bathroom, loft access hatch.

Bedroom One

15' x 10'10 (4.57m x 3.30m)

uPVC double glazed windows to two elevations, radiator and door accessing the en-suite shower room.

En-Suite Shower Room

Fitted with a white three piece suite comprising walk in shower cubicle with thermostatic shower, shower door screening, low flush WC, vanity unit surmounted by wash hand basin with mixer tap over and cupboards under.

Bedroom Two

18'4 x 8'2 (with some restricted head height)

Two uPVC double glazed Velux windows, eaves storage, radiator.

Bedroom Three

8'8 x 9'7 (2.64m x 2.92m)

uPVC double glazed window, radiator.

Family Bathroom

Fitted with white modern three piece suite comprising panel bath with thermostatic shower over and shower screening, vanity unit with surmounted wash hand basin chrome mixed tap over and cupboards under and a low flush WC with concealed system, Heated chrome towel rail and uPVC double glazed opaque glass window.

Outside

The property occupies a corner position with a block paved driveway leading to a garage with up and over door. The main garden is enclosed and private with timber screen fencing, slabbed patio area, railway sleeper style edging and the garden is laid mainly to lawn. There is an outside water tap and wall mounted outdoor lighting.

17a Clifford Road, Loughborough, Leicestershire, LE11 5NG

Sinclair



17a Clifford Road, Loughborough, Leicestershire, LE11 5NG

Sinclair



17a Clifford Road, Loughborough, Leicestershire, LE11 5NG

Sinclair



17a Clifford Road, Loughborough, Leicestershire, LE11 5NG


Sinclair



17a Clifford Road, Loughborough, Leicestershire, LE11 5NG

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: shepshed@sinclairestateagents.co.uk