



Conway Close | Loughborough | LE11 4UR

Asking price £239,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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A well presented semi-detached home, offering a unique and versatile 3 bedroom layout. With a ground floor double bedroom and bathroom, also having two further bedrooms and a bathroom to the first floor. There is a large open plan dining kitchen and generously proportioned lounge. The driveway and car port allows off road parking for a number of vehicles, whilst the property is set in a quiet and well regarded cul-de-sac within walking distance of Jubilee Park and the nearby Gorse Covert shopping complex. This is an ideal house for multi-generational families, those with accessibility requirements for ground floor accommodation, families and downsizers. No Upward Chain.

- Extended Semi-Detached House
- Cul De Sac Position
- Modern Fitted Shower Rooms
- Bright and Airy Kitchen
- Carport and Driveway
- Bay Window Lounge
- Three Bedrooms
- Large Lounge
- Dining/Family Room
- GCH and Upvc DG

Entrance Hall

Fitted with timber-effect laminate flooring which gives access to-

Lounge

A spacious room with a large window to the front elevation and timber-effect laminate flooring.

Dining Kitchen

Fitted with a range of wall and base mounted timber units which contrasts to the tiled splashbacks on the worktops. There is space to accommodate a freestanding dishwasher as well as a built in gas hob, extractor and oven. There is a window to the side as well as a door leading to the patio.

Utility

With space to accommodate a washer and dryer as well as access from the car port.

Shower Room

Fitted with a three piece suite comprising W/c, wash hand basin and walk in shower cubicle. There is also a window to the side.

First Floor Landing

With laminated timber effect flooring, which gives access to-



'Flexible Bedroom Accommodation'



Bedroom 1

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

Bedroom 2

Located in the ground floor extension, it has space for a double bed and has a window to the side.

Bedroom 3

A good sized room with a window to the front.

Shower Room

Fitted with a three piece suite comprising W/c, wash hand basin and walk in shower cubicle. There is also a window to the side.

Outside

The property sits on a generous plot boasting a large driveway for three cars as well as a car port. The garden is low maintenance and has with slate chippings and paved patio.

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.

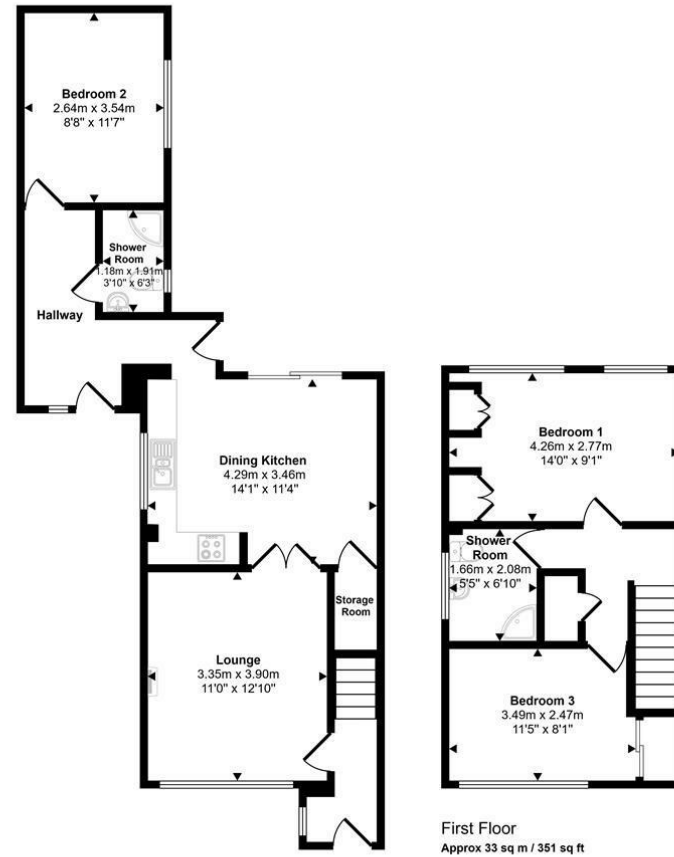
Extra Information

- 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.



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

Approx Gross Internal Area
87 sq m / 934 sq ft



Ground Floor
Approx 54 sq m / 583 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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