SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Asking Price £285,000

Coniston Crescent, Loughborough, LE11 3RH

- Detached
- Lounge
- Kitchen
- Downstairs W/C
- EPC Rating C Council Tax Band D
- Three Bedrooms
- Dining Room
- Garden Room
- Garage
- Freehold

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79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

A DETACHED THREE BEDROOM house with THREE RECEPTION ROOMS located in LOUGHBOROUGH.

The property is offered for sale with NO UPPER CHAIN.

Briefly comprises a porch, hall, downstairs W/C, lounge, dining room, kitchen and garden room on the ground floor.

On the first floor there are three bedrooms and a bathroom.

To the rear is a courtyard garden with DETACHED GARAGE and OFF ROAD PARKING.

Located close to Loughborough University and easy access to Loughborough Train Station and Leicester city Centre.

PORCH
6'3" x 3'10" (1.92 x 1.18)
Double glazed front door, tiled floor, double glazed frosted windows to front and side aspects, double glazed door leading into

HALL
Built in under stairs cupboard, staircase rising to first floor, radiator, double glazed window to side aspect.

DOWNSTAIRS W/C
Low level W/C, vanity unit, heated towel rail, tiled floor, frosted double glazed window to side aspect.

LOUNGE
20'0" x 10'10" (6.11 x 3.32)
Coving, fireplace surround, spot lights, two radiators, sliding double glazed doors to rear leading into garden room, pair of doors to side leading into dining room.

OTHER ASPECT

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DINING ROOM
8'10" x 7'1" (2.70 x 2.16)
Coving, radiator, double glazed window to rear aspect.

GARDEN ROOM
13'4" x 10'0" (4.07 x 3.07)
Two Velux windows to ceiling, radiator, pair of double glazed doors to side aspect, double glazed window to rear elevation.

KITCHEN
10'1" x 8'10" (3.09 x 2.70)
Fitted units with worktops and tiled splashbacks, sink, five ring gas hob, oven and extractor, 'Worcester' boiler, plumbing for washing machine, integrated dishwasher, space for fridge freezer, double glazed window and door to side aspect.

LANDING
Access to loft, double glazed window to front aspect.

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BEDROOM ONE
11'7" x 9'6" (3.55 x 2.90)
Radiator, double glazed window to rear aspect.

BEDROOM THREE
10'8" x 7'5" (3.26 x 2.28)
Radiator, double glazed window to front aspect.

BEDROOM TWO
10'4" x 8'5" (3.17 x 2.58)
Fitted wardrobes, radiator, double glazed window to rear aspect.

BATHROOM
8'10" x 5'8" (2.70 x 1.75)
Shower cubicle with mains shower, twin wash hand basins, low level W/C, bath, heated towel rail, tiled walls and floor,

OUTSIDE
Block paved seating area, grassed area, water tap.

To the front of the property is a block paved driveway.

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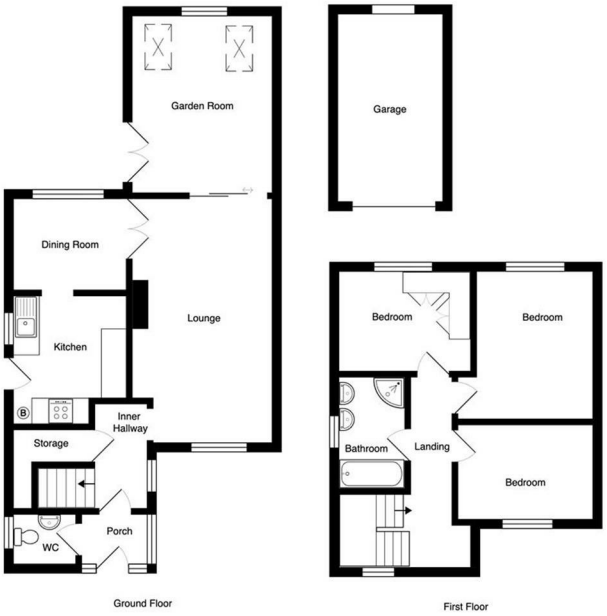
GARAGE
14'2" x 8'2" (4.34 x 2.50)
Up and over door, power, window to rear aspect.

FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

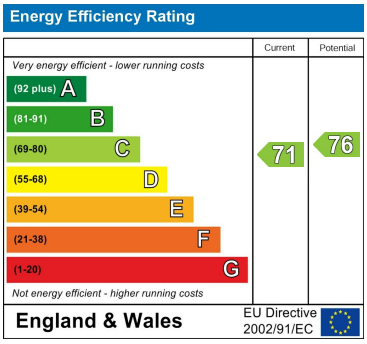
GENERAL REMARKS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.
Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm

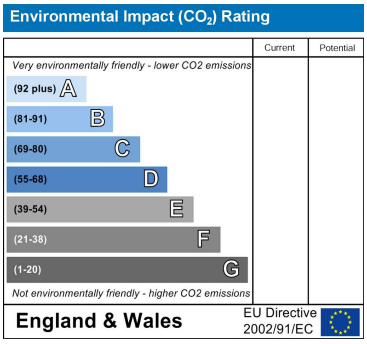
AML DISCLAIMER
In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.
These checks are carried out on our behalf of Moverly, our approved AML provider.
A £50 fee (incl. vat) covers required data and any manual checks.
This must be paid before we can issue a memorandum of sale. The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks

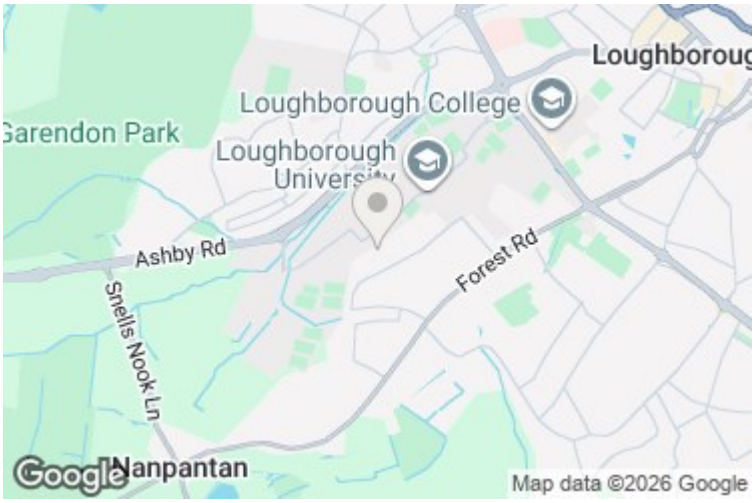


Total Area: 112.8 m² ... 1214 ft²

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.



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THINKING OF SELLING?

WE OFFER THE FOLLOWING:

- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

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