



Beck Crescent | Loughborough | LE11 2UT

Asking price £349,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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An attractive, double fronted detached home, occupying a wonderful position within this small residential development on the Forest Side of Loughborough. The stylishly presented accommodation offers a spacious hallway, large living room and a dining kitchen with French doors to the enclosed, low maintenance garden. The first floor offers three good sized rooms with principal bedroom en-suite and a separate family bathroom. Outside, the property has a driveway and single garage. The location of this property is exceptional, with endless countryside walks only 50 yards away, and perfectly placed for some of the most sought after schooling in the area.

Double Fronted Detached House	Three Bedrooms
En-Suite and Bathroom	Garage and Driveway
Large Living Room	Spacious Fitted Dining Kitchen
French Doors to the Garden	GCH and Upvc
Low Maintenance Garden	Viewing a Must!

Entrance Hallway

An impressive hallway with Oak flooring and a staircase rising to the first floor. There is a useful understairs cupboard and a glazed front door.

W/c

Fitted with a low level flush w/c and wash hand basin, tiled floor with underfloor heating and a window to the rear.

Living Room

A lovely room with windows to two sides, incorporating clever timber shutters. There is Oak flooring and a feature fireplace with panelling style surround.



'Superb Forest Side Location'



Dining Kitchen

A spacious room with window to the front, a range of wall and base mounted units, finished in a cream laminate colour finish with contrasting black granite effect rolled edge laminate worktops. There is an integrated electric oven, gas hob, extractor, integrated washing machine and dishwasher, along with space for a freestanding fridge/freezer. There is stylish tiled flooring with underfloor heating throughout, with a dining area having French doors to the garden.

First Floor Landing

A spacious landing with Oak flooring, window to the front and an airing cupboard.

Bedroom 1

A spacious room with Air Conditioning, Oak flooring, window to the front, wardrobe and access to the en-suite.

En-Suite

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and shower cubicle with mixer shower. There is stylish tiling and a window to the rear.

Bedroom 2

Currently used as a home office and with plenty of space for bed and bedroom furniture, there is Oak flooring, Air Conditioning and a window to the front.

Bedroom 3

With Air Conditioning, Oak flooring and window to the side.

Bathroom

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath with tap fitted shower. There is stylish tiling, heated towel rail and a window to the rear.

Outside

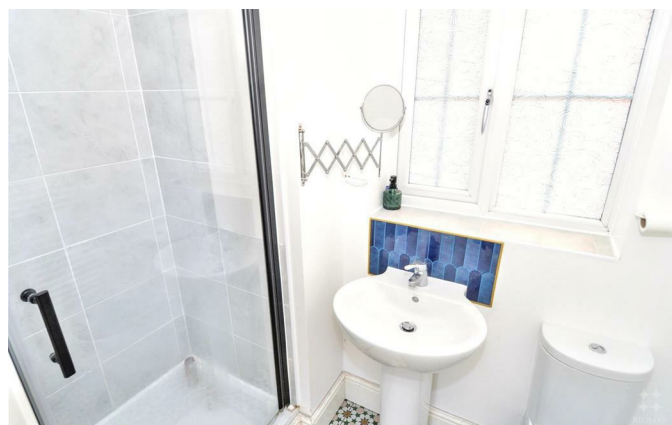
The property sits in a prominent position with walled side garden, making it particularly secure, there is a lawn, patio and a pedestrian door gives access to the garage. The single garage is to the rear of the property and has a tandem driveway. The property is located in a small residential development with a nearby toddlers play park and endless picturesque Countryside walks, ideal for those with Dogs!

The Area

The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Outwoods Edge and also Mountfields Lodge primary schools. At the bottom of Beacon Road, the Loughborough Schools Foundation (formerly the Endowed Schools) collection of schools is situated, for those seeking private education.

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.

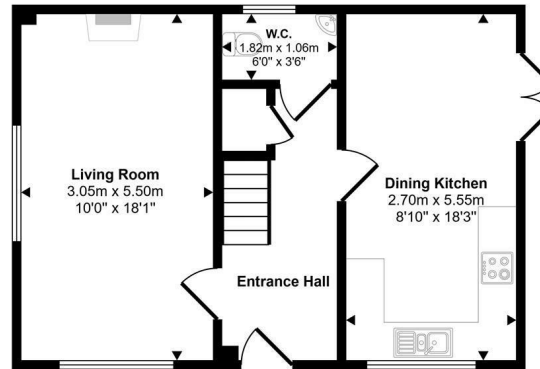


*'Stylish
Presentation
Throughout'*

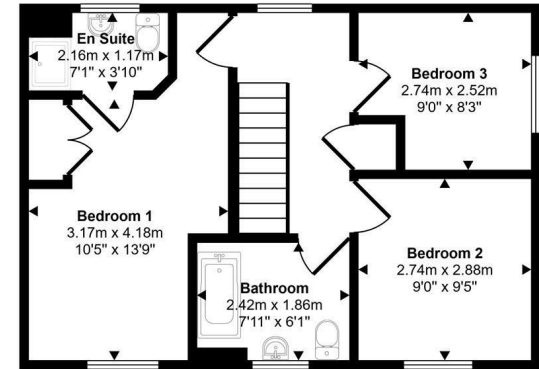




Approx Gross Internal Area
87 sq m / 941 sq ft



Ground Floor
Approx 44 sq m / 468 sq ft



First Floor
Approx 44 sq m / 473 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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

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