



**LECKHAMPTON ROAD,  
LOUGHBOROUGH LE11 4TH**

**£225,000  
FREEHOLD**

Situated in a lovely and well established residential area, the property has been lovingly occupied by only one owner since built. Endless possibility to stamp your own mark and modernize this gorgeous family home that benefits from three good sized bedrooms - each with built in wardrobe space and a family bathroom upstairs. Downstairs offers a very versatile living space with generous lounge leading through to the dining room and adjacent kitchen with back door to a private enclosed rear garden and large garage. To the front is a well stocked garden with a long driveway leading down the side of the house. Offered with no upward chain.

**EDWARDS**  
SALES AND LETTINGS

# LECKHAMPTON ROAD

No upward chain | Three good sized bedrooms |  
Versatile living space | Off street parking for  
multiple cars | Large garage | Quiet residential  
neighbourhood | Huge potential | Lovely plot and  
position | EPC rating TBC | Charnwood Borough

Council Band C



## PROPERTY SUMMARY

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## FULL DESCRIPTION

Tucked neatly in a quiet cul-de-sac the property offers a secluded but not isolated feel, with no through traffic yet excellent proximity to local amenities including an excellent bus route, Morrisons, a choice of good primary and secondary schools and Loughborough University campus. With the M1, A6, East Midlands Airport and excellent rail links located a short distance away in the centre of Loughborough, the enviable position of this property can not be beaten. The property benefits from partial double glazing and recently replaced facias. Offered with no upward chain book a visit quickly as this is sure to be popular.

## LOUNGE

13' 6" x 12' 3" (4.11m x 3.73m)

## DINING ROOM

10' 5" x 8' 2" (3.18m x 2.49m)

## KITCHEN

11' 0" x 7' 2" (3.35m x 2.18m)

## BEDROOM ONE

13' 5" x 8' 8" (4.09m x 2.64m)

## BEDROOM TWO

9' 2" x 9' 2" (2.79m x 2.79m)

## BEDROOM THREE

10' 5" x 6' 9" (3.18m x 2.06m)

## BATHROOM

## GARAGE

23' 0" x 9' 6" (7.01m x 2.9m)

## GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the

provider is expected to pay us the corresponding Referral Fee.

## LECKHAMPTON ROAD







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### ADDITIONAL INFORMATION

**Local Authority** – Chamwood Borough Council

**Council Tax** – Band C

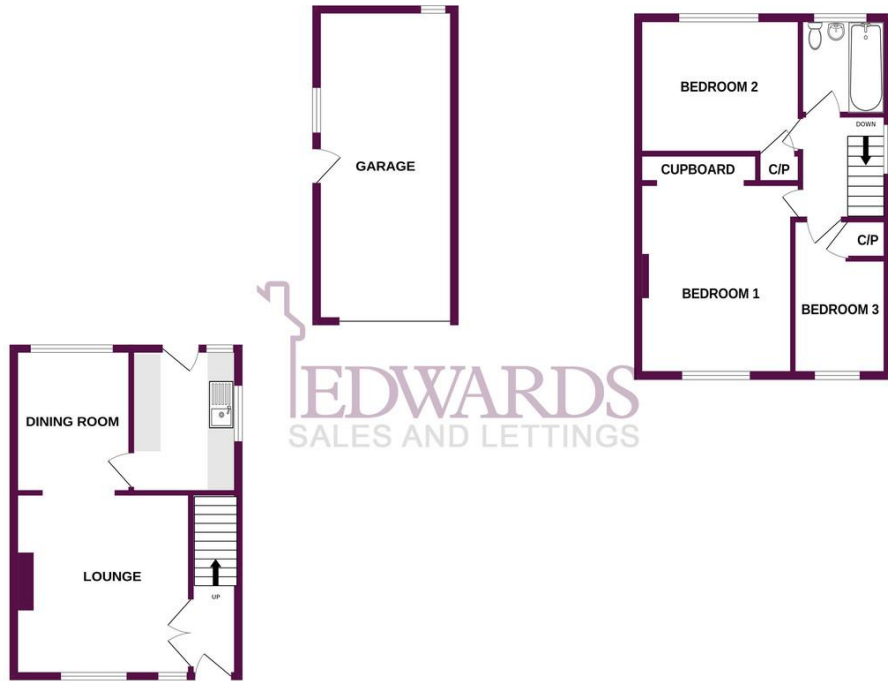
**Viewings** – By Appointment Only

**Tenure** – Freehold



GROUND FLOOR  
590 sq. ft. (54.8 sq.m.) approx.

1ST FLOOR  
440 sq. ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements