



**LEA DRIVE,
LOUGHBOROUGH LE11 2GY**

**OFFERS OVER
£425,000**

Property in prime position on Grange Park, privately nestled in a small cul-de-sac with no passing traffic on this popular estate. A detached double fronted home, beautifully maintained with stylish contemporary interior ready to move into. Four bedrooms, excellent parking, modern recently installed kitchen, family bathroom and ensuite. Offered with large front garden, private low maintenance rear garden, garage and ample parking; located near local countryside, playgrounds and Outwoods Edge Primary School and Woodbrook Vale Secondary School. Internal viewing strongly recommended.

**EDWARDS**
SALES AND LETTINGS

LEA DRIVE

Excellent plot and position at the end of the cul de sac | 4 generous bedrooms | Master bedroom with ensuite | Large refitted kitchen with separate utility room | Double aspect lounge | Detached garage | Block paved driveway for multiple cars | PVCu double glazing | Council Tax Band E | EPC rating

tbc



PROPERTY SUMMARY

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ENTRANCE HALL

6'7" x 6'7" (2.01m x 2.01m) PVCu double glazed front door leading to entrance hall and providing access to ground floor accommodation including: lounge, open plan kitchen diner and downstairs WC.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled W.C., pedestal wash hand basin.

LOUNGE

21'0" x 11'4" (6.4m x 3.45m) Generously proportioned double aspect lounge with PVCu double glazed window to front aspect and French doors to patio and rear garden. Wonderful area for entertaining with limestone fireplace with granite hearth and beautifully presented with neutral contemporary décor.

KITCHEN/DINER

21'0" x 9'7" (6.4m x 2.92m) Newly refitted inframe kitchen with large breakfast bar, wood-effect work surfaces and tongue and groove finish. Includes, double oven and built-in microwave all by Zanussi, Neff gas hob with stainless steel extractor fan over, Bosch dishwasher, under-counter Hotpoint fridge and white composite sink. Ample space for dining table that seats 6, double aspect PVCu double glazed windows to both front and rear gardens and doors to hallway and adjacent utility room.

UTILITY ROOM

8'7" x 6'7" (2.62m x 2.01m) Fully fitted utility room in matching cabinetry to kitchen affording under-counter space for both washing machine and dryer. Built in fridge/freezer, wine rack, pull-out spice rack cupboard, large larder cupboard and open shelving, stainless steel sink, extractor fan, Worcester Bosch boiler (2 years old) and practical door to patio and rear garden.

LANDING

Doors to all bedrooms and bathroom, and large airing cupboard.

MASTER BEDROOM

12'10" x 11'7" (3.91m x 3.53m) PVCu double glazed windows to front aspect, built in double wardrobes and door to ensuite bathroom.

ENSUITE

Fitted with shower cubicle, close coupled W.C. pedestal wash hand basin, large storage cupboard and obscured PVCu double glazed window to front elevation.

BEDROOM TWO

12' 10" x 9' 9" (3.91m x 2.97m) PVCu double glazed windows to front aspect, built in wardrobes.

BEDROOM THREE

9' 9" x 7' 11" (2.97m x 2.41m) PVCu double glazed windows to rear aspect.

BEDROOM FOUR

8' 9" x 7' 11" (2.67m x 2.41m) PVCu double glazed windows to rear aspect.

BATHROOM

Fitted with a three piece suite comprising close coupled W.C, pedestal wash hand basin, paneled bath with shower over, half tiling to walls and obscured PVCu double glazed window to rear elevation.

GARAGE

With loft access for further storage.

OUTSIDE

The property occupies a larger than average size plot with lawn gardens to both front and rear, block paved driveway to front and side, gated access to further driveway, garage and rear garden. All boundaries have secure fencing, making this an extremely secure and private position.

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.

LEA DRIVE







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ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

Council Tax – Band E

Viewings – By Appointment Only

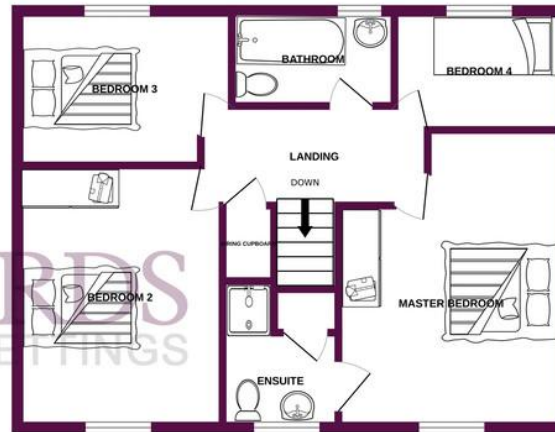
Tenure – Freehold



GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1150 sq.ft. (106.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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SALES AND LETTINGS

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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