



LECKHAMPTON ROAD
LOUGHBOROUGH, LE11 4TH

OFFERS OVER £250,000
FREEHOLD

Situated in a WELL-ESTABLISHED RESIDENTIAL AREA, this property has GOOD-SIZED ROOMS and benefits from THREE BEDROOMS and a FAMILY BATHROOM upstairs, whilst downstairs there's a GENEROUS LOUNGE leading through to the DINING ROOM. Off from here is the KITCHEN with a back door out to the PRIVATE ENCLOSED REAR GARDEN and a GARAGE. To the front there is an area LAID TO LAWN with a LONG DRIVEWAY leading down the side of the house. NO UPWARD CHAIN.

**EDWARDS**
SALES AND LETTINGS

LECKHAMPTON ROAD

NO UPWARD CHAIN | THREE BEDROOMS |
FAMILY BATHROOM UPSTAIRS | LOUNGE +
DINING ROOM | KITCHEN | PORCH |
GARAGE | PRIVATE ENCLOSED REAR GARDEN
| LONG DRIVEWAY |



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ENTRANCE PORCH

PVCu double glazed sliding doors into porch with further PVCu double glazed door into hall.

ENTRANCE HALL

Stairs off to first floor, radiator, under-stairs storage cupboard and doors into lounge and kitchen.

LOUNGE

13'0" x 10'3" (3.96m x 3.12m) PVCu double glazed window to front elevation, radiator and open into dining room.

DINING ROOM

10'9" x 8'11" (3.28m x 2.72m) PVCu double glazed window to rear elevation, radiator and door into kitchen.

KITCHEN

10'3" x 7'4" (3.12m x 2.24m) Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob, integrated extractor hood, space for fridge freezer, under-counter space and plumbing for washing machine and dishwasher, cupboard concealing wall-mounted boiler, PVCu

double glazed window to side elevation and external PVCu double glazed door to rear elevation.

LANDING

PVCu double glazed window to side elevation, access to loft and doors to all three bedrooms and bathroom.

BEDROOM ONE

13'4" x 9'11" (4.06m x 3.02m) PVCu double glazed window to front elevation and radiator.

BEDROOM TWO

10'9" x 9'11" (3.28m x 3.02m) PVCu double glazed window to rear elevation, radiator and built in storage cupboard.

BEDROOM THREE

10'6" max. x 6'6" (3.2m x 1.98m) PVCu double glazed window to front elevation, radiator and over-stairs cupboard.

SHOWER ROOM

Fitted with a three piece suite comprising low flush w.c., wash hand basin with storage beneath and corner shower cubicle, fully tiled walls and PVCu double glazed window to rear elevation.

GARAGE

15'5" x 8'3" (4.7m x 2.51m) Detached garage in the garden with up and over door to front elevation.

OUTSIDE

To the front of the property is a lawn garden with planted flower beds, behind a low brick wall, with paved and pebbled driveway providing off road parking and giving

gated access to the garage and rear. To the rear of the property is an established, mainly lawn, garden with paved pathway, flower beds with mature shrubs and plants, pebbled areas, all enclosed by wooden fencing and hedges.

GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz 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





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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