



**LEICESTER ROAD,
LOUGHBOROUGH LE11 2AH**

**OFFERS OVER
£400,000**

This detached family home benefits from 4 double bedrooms, a fifth single bedroom/nursery/study, family bathroom, separate shower room, 3 reception rooms, kitchen diner, utility room and downstairs w.c. The outside space is truly fantastic with a beautiful landscaped rear garden, tarmac driveway providing off road parking to front and detached double garage at the bottom of the garden, with further off road parking beyond.

**EDWARDS**
SALES AND LETTINGS

LEICESTER ROAD

Four double bedrooms | Fifth bedroom/nursery/office | Family bathroom plus separate shower room | Downstairs w.c. | Three reception rooms | Kitchen with integrated appliances plus utility room | Detached double garage | Excellent off road parking | EPC Rating | Charnwood Borough Council Tax Band E



PROPERTY SUMMARY

This beautiful detached family home was one of the first houses to be built on Leicester Road in 1922 and is truly individual, with lots of character throughout. Internally there are 4 double bedrooms, a fifth single bedroom/nursery/study, family bathroom, separate shower room, 3 reception rooms, kitchen diner, utility room and downstairs w.c. The outside space is fantastic with landscaped garden to rear, tarmac driveway to front and detached double garage to rear with further off road parking beyond. The property is set back from the main A6 meaning it has fantastic transport links to Leicester to the South or Kegworth/Castle Donington/East Midlands Airport to the North, by car or by bus. Loughborough Endowed Schools are just a stone's throw along the main road, Loughborough town centre is approx. 15 minutes walk and Charnwood Waters is just around the corner.

FULL DETAILS

Entering the property via a storm porch into the entrance hall, stairs lead up to the first floor and further doors give access to the downstairs w.c., lounge and sitting room. The front lounge has a living flame effect gas fire in-keeping with the character of the property and a box bay window to front, with bi-fold doors leading into the garden room which overlooks the beautiful rear garden. The sitting room also features a rustic living flame gas fire with door leading into the kitchen diner. The sitting room is a flexible space and has been used as a home office in the past, or could be utilised by someone wanting to run a small business from home, being near the front door and with the ability to be separate from the other ground floor accommodation. The kitchen diner is a lovely bright and airy space, fitted with a modern kitchen with

granite work tops, matching dresser unit and integrated fridge, freezer, dishwasher and microwave. Adjacent is the utility room which has a fitted sink drainer unit, plumbing for washing machine and external door leading to the side of the property.

Upstairs there are four double bedrooms; two with fitted bedroom furniture providing great storage solutions. There is a fifth bedroom with built in storage cupboard, which can accommodate a single bed, or may be used as a nursery or home office. A large family bathroom houses a modern suite comprising a P-shaped bath with shower over, wash hand basin and w.c. and a separate shower room is located adjacent to bedroom two.

To the rear of the property is a beautifully landscaped garden which is well planted with mature small trees, bushes and shrubs. At the bottom of the garden is a brick built detached double garage which has personnel door to side, up and over door into the garden, and remote control roller door to rear, leading on to a paved area providing additional off road parking for 2 cars, accessed via Quorn Close. To the front of the property is a tarmac driveway providing off road parking for 3 cars, and giving gated access to the side and rear.

ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE

19' 9" x 11' 10" max. (6.02m x 3.61m)

SITTING ROOM

14' 10" x 9' 0" max. (4.52m x 2.74m)

GARDEN ROOM

16' 7" x 10' 7" max. (5.05m x 3.23m)

KITCHEN DINER

16' 1" x 10' 8" (4.9m x 3.25m)

UTILITY ROOM

16' 3" x 3' 9" (4.95m x 1.14m)

BEDROOM ONE

14' 6" x 10' 8" (4.42m x 3.25m)

BEDROOM TWO

9' 7" x 9' 6" (2.92m x 2.9m)

SHOWER ROOM

7' 8" to cupboard x 3' 1" (2.34m x 0.94m)

BEDROOM THREE

10' 10" x 9' 7" max. (3.3m x 2.92m)

BEDROOM FOUR

11' 6" x 8' 9" max. (3.51m x 2.67m)

BEDROOM FIVE/NURSERY/STUDY

7' 1" x 5' 9" max. (2.16m x 1.75m)

FAMILY BATHROOM

10' 7" x 9' 4" (3.23m x 2.84m)

DETACHED DOUBLE GARAGE

20' 9" x 17' 5" (6.32m x 5.31m)

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.

LEICESTER ROAD





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ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

Council Tax – Band E

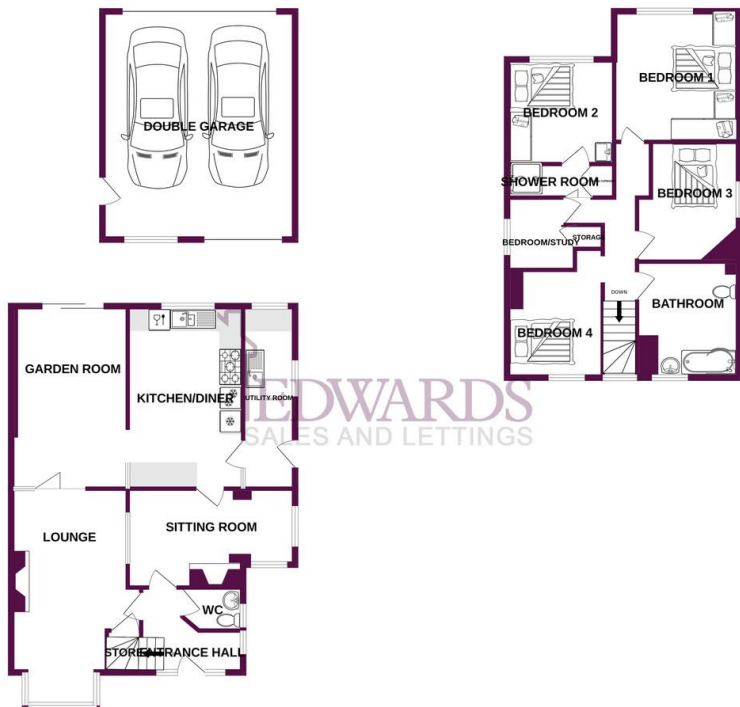
Viewings – By Appointment Only

Tenure – Freehold



GROUND FLOOR
1175 sq. ft. (109.1 sq. m.) approx.

1ST FLOOR
644 sq. ft. (59.9 sq. m.) approx.



TOTAL FLOOR AREA: 1819 sq. ft. (169.0 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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

38 Frederick Street
Loughborough
LE11 3BJ

01509 268208
info@helloedwards.co.uk
www.helloedwards.co.uk

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