



**BEACON ROAD,
LOUGHBOROUGH, LE11 2BH**

**OFFERS OVER
£312,000**

A superb opportunity to purchase this lovely extended and modernised three bedroom 1930s semi-detached home set on the sought after Forest side of town. The property is set on a generous plot and provides plentiful living space arranged over two floors, two reception rooms, private aspect rear garden, off road parking. An internal viewing comes highly recommended to appreciate the level of accommodation on offer.

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BEACON ROAD

Extended semi-detached home | Huge kitchen/dining/living room | Separate sitting room | Conservatory | Separate utility room | 3 bedrooms | Off street parking | Forest side of town | Council Tax band C | EPC rating D



PROPERTY SUMMARY

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FULL DETAILS

Front door leads to a spacious entrance hallway providing access to all ground floor accommodation. The sitting room with bay window to front aspect is decorated in contemporary style with carpeted flooring and could be adapted to reinstate a focal fireplace. The large kitchen/dining/living area to the rear with sliding doors to the conservatory is a perfect spot for modern living and excellent entertaining room. The kitchen has been fitted with a range of wall, base and drawer units with a further island unit, integrated appliances and ample space for dining table and seating. The room leads to convenient utility area with further sink, ample storage for coats and washing machine area and door to rear garden. The conservatory provides yet further downstairs living accommodation and sliding doors to the garden.

The first floor provides three bedrooms and a family bathroom. The family bathroom comprises of a three piece suite fitted bath with shower over, low flush w.c and wash hand basin.

To the outside the property is positioned on the sought after forest side of town. The rear garden has been recently had

new fencing and is of a great size, private aspect and is complete with patio area, mainly laid to lawn with planted borders and further rear patio space.

ENTRANCE HALL

KITCHEN/DINER

17' 11" x 14' 3" (5.46m x 4.34m)

SITTING ROOM

13' 7" x 11' 2" (4.14m x 3.4m)

CONSERVATORY

10' 11" x 8' 2" (3.33m x 2.49m)

UTILITY ROOM

9' 1" x 8' 10" (2.77m x 2.69m)

WC

BEDROOM ONE

14' 3" x 11' 4" (4.34m x 3.45m)

BEDROOM TWO

13' 11" x 11' 4" (4.24m x 3.45m)

BEDROOM THREE

7' 2" x 6' 5" (2.18m x 1.96m)

BATHROOM

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.

BEACON ROAD







BEACON ROAD

ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

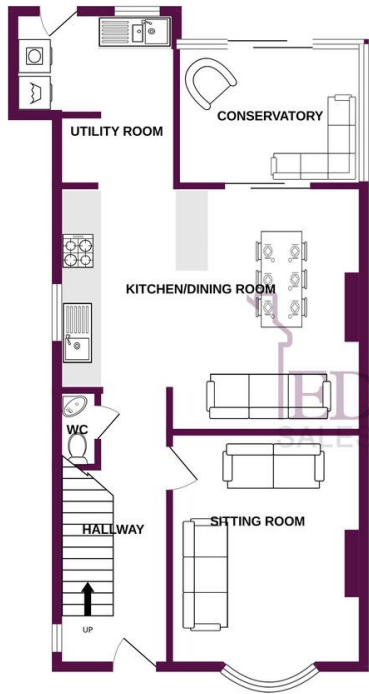
Council Tax – Band C

Viewings – By Appointment Only

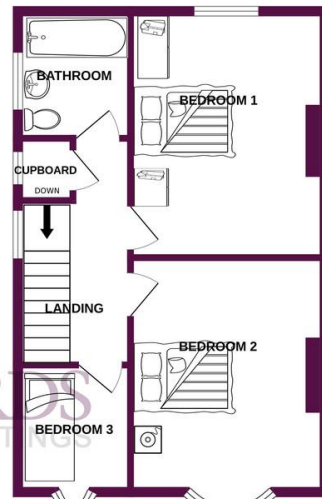
Tenure – Freehold



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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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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