

# Buckingham Drive

Loughborough, LE11 4TE



Extended to the rear and offering versatile reception space, this spacious property enjoys off road parking, car port and garage to the rear.

Guide Price £330,000

John German 

Set back from the road with a driveway to the front, a useful entrance porch has further door leading through to the hallway having a useful storage cupboard, doors to the downstairs rooms and stairs rising to the first floor.

To the front, the lounge is a good sized reception space with fireplace providing a focal point and double glazed window to the front aspect. With an open archway through to a further reception area, utilised as a dining space and with door leading through to the kitchen. This reception room has been extended to the rear, with patio doors opening to the rear garden and currently provides a generously sized home working space.

Having also been extended, the kitchen area has a range of fitted cupboards, with there also being under stairs storage and an adjacent door out to the rear car port.

There are both wall and base level units with work surfaces over, space for a range cooker with overhead cooker hood, additional appliance space and plumbing for a washing machine. The stainless steel sink and drainer unit is set beneath the double glazed window to the rear aspect.

To the first floor, doors lead to the three double bedrooms and family bathroom.

Bedroom one has an array of built-in storage as well as a double glazed window to the front aspect.

Bedroom two is to the rear aspect, with storage and double glazed window looking out over the garden.

Bedroom three is also able to accommodate a double bed.

The family bathroom is part tiled, fitted with a white suite comprising panelled bath with shower over, low level WC and pedestal hand wash basin.

Outside, the rear garden is low maintenance, being largely paved. There is a car port to the side of the property which is gated to the front, and a detached garage in the garden which has a side access door as well as an up and over door to the front – offering excellent scope, it is currently used as a home gym.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites :

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.charnwood.gov.uk/pages/planning\\_applications](http://www.charnwood.gov.uk/pages/planning_applications)

**Our Ref:** JGA/06102022

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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