

Christie Drive

Loughborough, LE11 5YR



Boasting a double garage, car port and block paved frontage, this spacious semi-detached family home is ideal for those looking for plenty of parking. Offered to market with no upward chain.

Offers In Region Of £260,000

John German

Positioned towards the outskirts of Loughborough, this semi detached family home is offered to market with no upward chain, boasting an extended double garage, car port and block paved frontage.

Maintaining easy access to the towns amenities, the property boasts a corner plot and has a low maintenance block paved frontage. The driveway is to the side, having access to the extended double garage as well as gates offering access to the car port and rear garden.

The front entrance door leads into the hallway where stairs rise to the first floor. There is a handy downstairs cloakroom which also hosts the central heating boiler and offers under stairs storage.

The lounge/diner boasts a double glazed window to the front, with patio door to the rear. There is a fireplace which offers a focal point to the room and access through to the refitted kitchen.

The kitchen is fitted with both eye and base level units with work surfaces over, tiled splashbacks, a Beko range style cooker with induction top and a stainless-steel sink and drainer unit set beneath the window to the side. There is also a window to the rear and a door giving access out to the rear garden.

To the first floor, the landing has doors to the three bedrooms and family bathroom. Bedrooms one and two are doubles, to the front and rear respectively. The third bedroom is a single, also offering potential for use as a home office/study.

The refitted bathroom is largely tiled, comprising a suite hosting bath, low level WC, hand wash basin and walk in shower with LED head.

Externally, the rear garden is low maintenance, being largely paved with a central lawn. There is hard standing beneath the car port, with pedestrian access door to the detached double garage. Ideal for those looking for a workshop or storage, the garage has electrical supply with twin up and over doors to the driveway and two double glazed windows.

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

www.charnwood.gov.uk

Our Ref: JGA/21022023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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