

Beacon Road
Loughborough, LE11 2RA

John German





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Guide Price £675,000

Location location location! This versatile 1930's character home lies in one of Loughborough's most prestigious addresses, set upon Upper Beacon Road on a plot of circa 0.4 acres. It has plentiful accommodation over two floors full of charm and character and has wonderful gardens in which to escape.



This former detached 1930's home enjoys a fabulous position on Upper Beacon Road, extending to 0.4 acres with wonderful gardens enjoying an extensive paved terrace area, vegetable garden area and a detached summer house with pond. There is plentiful parking to the fore with a wealth of accommodation offering a versatile living space for any discerning buyer.

The property sits well back from the road behind five bar gate with gravel sweeping driveway providing plentiful off road parking. There are mature beds set around where a second five bar gate leads you to the entrance porch with entrance door. A practical and well proportioned entrance with tiled floor and dual aspect double glazed windows, original feature half glazed stained glass entrance door to the side which opens out to reveal a central reception hallway with oak flooring underfoot and accommodation arranged around.

On the ground floor of the property you will find firstly a lovely sized living room which has window to the rear overlooking the gardens and patio doors leading you directly outside. Set at the focal point of the room is a stunning contemporary living flame gas fire. There is a central snug which communicates with the principal reception room which has again, oak flooring and provides a lovely place to sit and cosy up to the log burner to read and relax.

The kitchen is a contemporary affair, spacious and well equipped with a range of high gloss base and wall mounted cabinets wrapping around the room, a central island with contrasting light ash effect countertops with inset one and half bowl sink and featured tile returns. There is a variety of appliance spaces, feature lantern glazed roof with electric blinds. Off the kitchen is the adjoining breakfast room which has ample space for a large family breakfast table and has patio doors offering access out to the rear gardens.

For formal entertaining, there is a separate dining room which has a curved bay window to the side and once again, another feature focal point provided by a wonderful living flame gas fire.

Leading off the kitchen you will find there is a very useful utility/boot room which has a further extensive range of storage cabinets, a variety of appliance spaces for washing machine, tumble dryer etc and this well proportioned room has a uPVC double glazed door leading directly out onto the gardens, making it a perfect place to bring in the dogs and kick off your walking boots.

The bedroom accommodation of the property is arranged over two floors, on the ground floor you will find two very well proportioned double bedrooms, the principal of which has dual aspect windows with front facing curved bay. Both have inset fitted window shutters and the second bedroom has the benefit of fitted wardrobes running along one wall.

Last but definitely not least is the ground floor refitted bathroom which has beautiful a porcelain effect tiled finish to the walls on two sides, a contemporary shower bath with glazed shower screen with shower above, vanity unit with wash hand bowl set on top and concealed cistern WC.

From the central hallway, stairs rise to the first floor landing which has a side facing window and arranged around are two additional double bedrooms, one of which having fitted wardrobes with sliding doors and feature canopied ceiling alongside lovely window seats providing additional storage and a lovely view down across to the garden. The remaining bedroom has glazed skylight, radiator and a fantastic range of clever built in open storage and cupboards set within the eaves.

The family bathroom on this floor has been again refitted with lovely tiling to the walls, a ladder style towel radiator, a range of fitted vanity cabinets along one wall, inset wash hand basin and WC and there is a stunning walk in oversized shower cubicle with glazed shower door.

Returning outside, to the front of the property as previously mentioned you will find there is an extensive parking area alongside a garage providing further parking and storage. Directly to the rear of the property you will find there is a paved patio area which abuts to a large lawned area flanked by beautiful mature planted borders, trellis screening fence with entrance door access a second garden area where there is a feature pond, a detached garden room with sliding doors - a lovely place to escape to from the hustle and bustle of day-to-day life. Lastly behind the garden room you will find another lawned area with orchard and a raised vegetable bed. The gardens really are a truly delightful feature of this property.

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/05042023

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













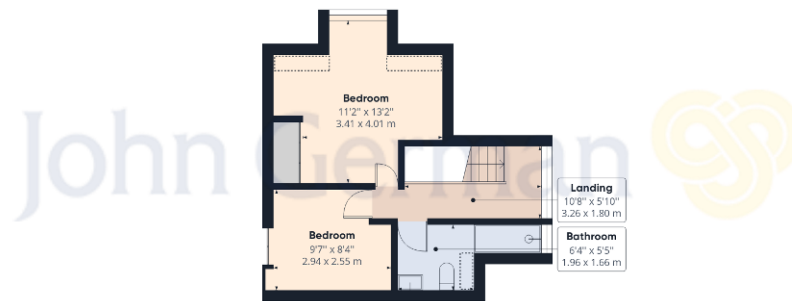
Ground Floor

Approximate total area⁽¹⁾

1790.37 ft²
166.33 m²


Reduced headroom

14.37 ft²
1.33 m²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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