

Leconfield Road

Loughborough, LE11 3SP

John 
German





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Offers Over £325,000

Enjoying a spacious corner plot in this highly sought after residential location, this family home boasts two reception rooms, a refitted kitchen and stunning landscaped garden.



Enjoying a desirable corner plot in what is a highly sought-after area of Loughborough, is this superbly presented detached family home. With a tarmac front driveway providing off road parking and the adjacent pebbled front garden being low maintenance, steps lead up to the side entrance door which opens into the light and spacious hallway with vaulted ceiling, stairs rising to the first floor and doors lead off.

Off the hall is the downstairs cloakroom comprising low level WC and wash hand basin, completed with a window and useful under stairs cupboard space.

A door opens to the 'L' shaped lounge/diner, offering an excellent reception space with a large double glazed window to the front aspect, a gas fire with surround, plus both wall and ceiling mounted light points.

From the dining area, a door leads through to the kitchen which has been refitted to comprise a stylish array of white gloss base and eye level units having contrasting work surfaces over and integral appliances including an oven, gas hob and overhead extractor, together with tiled splashbacks as well as a useful matching breakfast bar.

Opposite, this open plan space has a separate seating area – ideal for family living with patio doors opening out to the rear garden and access back to the hallway.

The first floor landing offers ample cupboard space to both sides providing useful storage. The master bedroom is to the front aspect, and a generous double with large double glazed window and partially sloped ceiling.

Bedroom two is another double with views out over the garden, whilst bedroom three is a substantial 15' long bedroom having two windows to the side elevation.

The contemporary family bathroom has a white suite comprising low level WC, wash hand basin, panelled bath, separate walk-in shower cubicle, chrome heated towel rail and opaque window to the side.

Outside, the rear garden has been landscaped and offers a delightful seating area, being predominantly laid with artificial lawn, together with a decked area and pebbled flanks. There are fenced surrounding borders and gated side access leading out to the pavement.

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

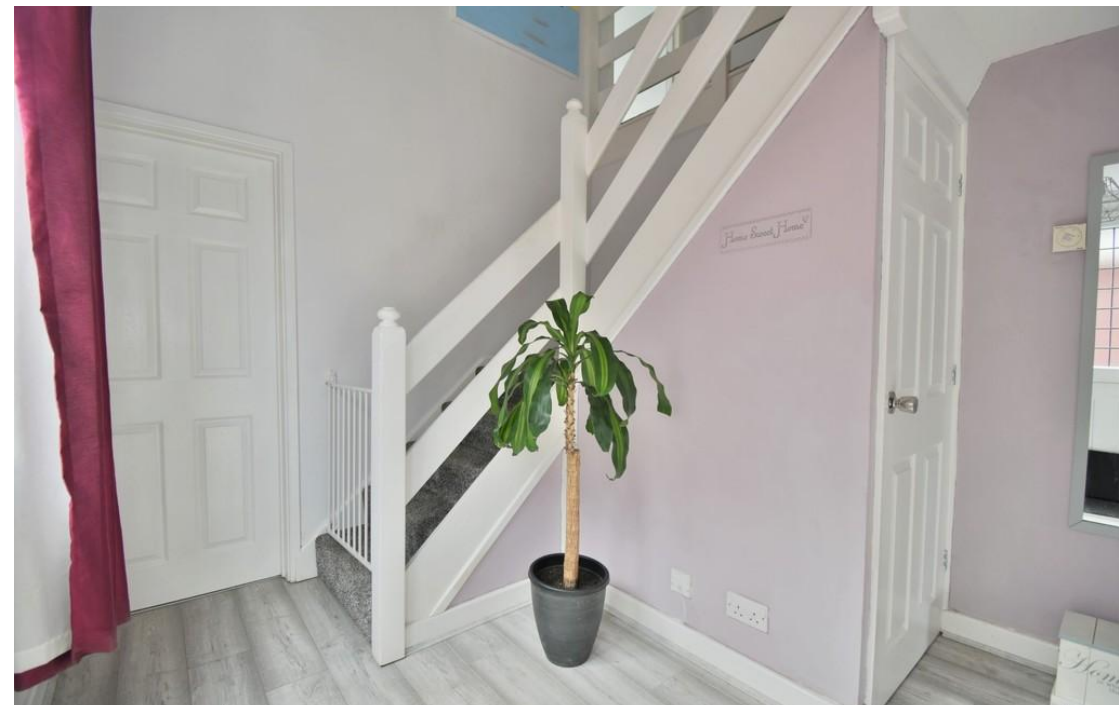
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.charnwood.gov.uk/pages/planning_applications

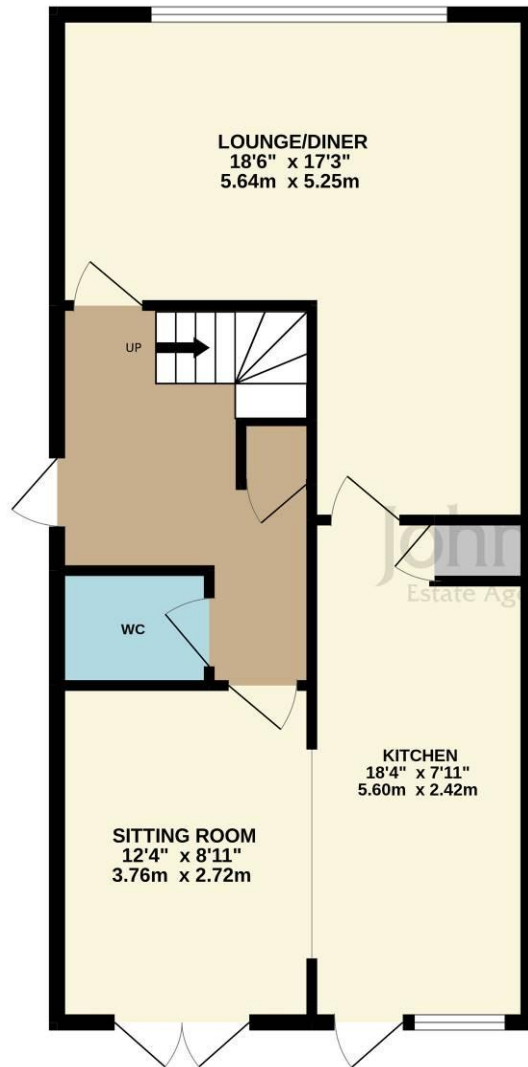
Our Ref: JGA/23092022

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

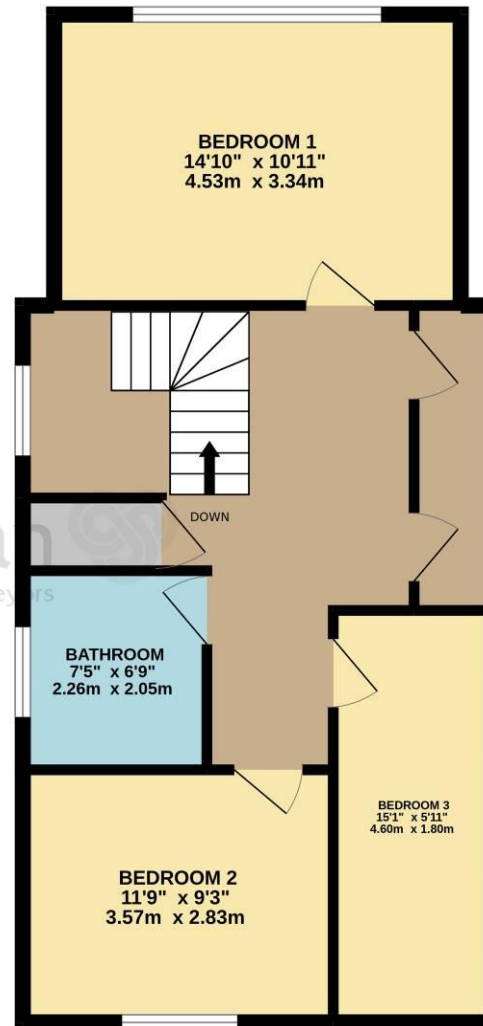




GROUND FLOOR



1ST FLOOR



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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

John German

3-5 Bedford Square, Loughborough, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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