

Beacon Road

Loughborough, LE11 2RA





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£365,000

Virtual tour link:

<https://tour.giraffe360.com/3f7a27c6a0fe415da6c141166c54fb44/>

Having been transformed by the present owner this characterful yet modern property enjoys stunning open plan living, having a mature rear aspect, off-road parking and en suite to the principal bedroom.

Positioned in the highly sought-after forest side of Loughborough, this stunning semi detached property has undergone thorough renovation and presents a fantastic opportunity to acquire a characterful yet modern family home. Light and airy throughout, the property is set back from the road with a block paved driveway providing off-road parking. As can be seen on the virtual tour the glazed porch enjoys views straight through to the back garden and allows natural light to flood the entrance hall. From here, stairs rise to the first floor, a door opens to the snug and sliding doors offer privacy for the open plan kitchen and living space.

Boasting two reception rooms, the property is well suited to modern family living. The snug has a double glazed bay window to the front aspect and is a cosy and inviting space. Opposite, there is a useful guest cloakroom having low-level WC, hand wash basin and providing under stairs storage space.

The second of the two reception rooms is the impressive open plan living space which is positioned adjacent to the kitchen and features bi fold doors opening to the rear garden. With underfloor heating, there are also other fantastic modern touches, including a recessed wall for tv mounting.

The kitchen itself features attractive sage coloured wall and base level storage units with stylish contrasting work surface over incorporating an inset Belfast style sink and drainer unit. A host of integrated appliances include an induction hob, oven, overhead extractor, microwave, dishwasher and an American style fridge/freezer. Dual aspect double glazed windows overlook the side and rear aspects.

Heading up to the first floor both stairs and landing are flooded with natural light courtesy of a large double glazed window to the side aspect. Neutrally decorated and with oak internal doors the first floor is ready for the new owner to make it their own. The landing gives access to the three well-proportioned bedrooms and family bathroom. Bedroom one is a superb double with a double glazed window looking out over the rear garden and beyond with the benefit of its own ensuite shower room comprising of an enclosed shower cubicle, hand wash basin, low-level WC and heated towel radiator.

The adjacent second bedroom is again a good double looking out over the front of the property. Bedroom three forms part of the extension and would make an ideal study which would allow a dedicated space for homeworking. Completing the first floor is the family bathroom having a stylish white suite comprising freestanding bath, low-level dual flush WC, a hand wash basin and chrome heated towel radiator.

Externally, the rear garden has a paved patio area ideal for outdoor dining and entertaining with lawn beyond enclosed by fencing. From here stairs lead down to a cellar level storage room. Gated access to the driveway at the side of the property (with right of access) leads back round to the frontage.

Positioned just a short distance from the range of amenities offered within this popular University town, there are also renowned local schools, shops and eateries – with excellent transport links offered via the nearby M1.

Note: Planning applications have been submitted for works to the rear of the property, please see below for reference:

P/22/1926/2 – (Granted) Erection of a detached outbuilding comprising garage, garden room and games room to the rear of existing dwelling.

P/23/0551/2 (Pending) – Erection of detached bungalow to rear and associated works.

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

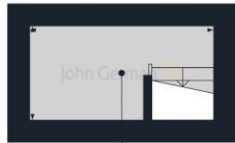
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

www.charnwood.gov.uk **Our Ref:** JGA/26052023

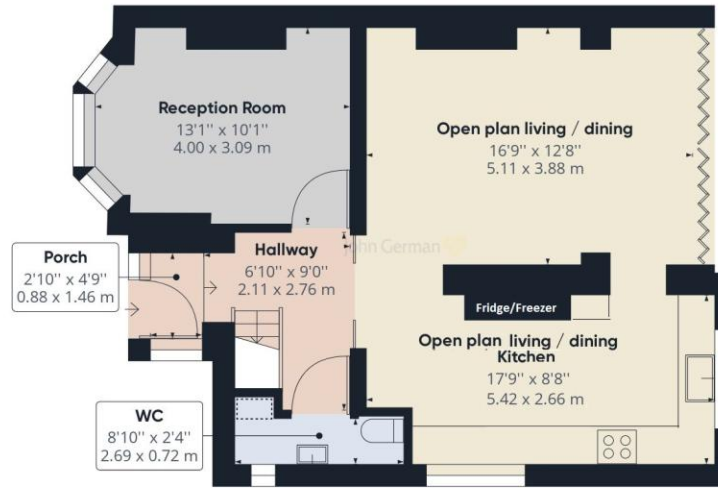






Cellar Store Room
9'9" x 5'3"
2.98 x 1.60 m

Floor -1



Ground Floor

Approximate total area⁽¹⁾

1074.05 ft²

99.78 m²

Reduced headroom

1.79 ft²

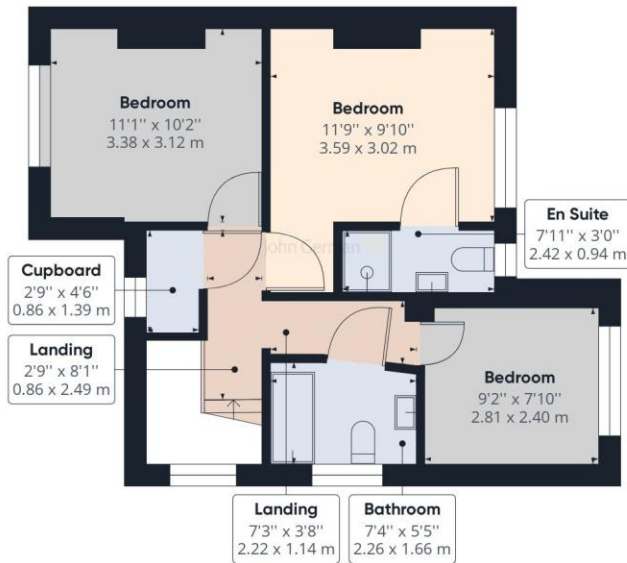
0.17 m²

(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.

GIRAFFE360



Floor 1



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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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