

Braddon Road
Loughborough, LE11 5YX



Excellent extended semi detached home offering two/three bedrooms and a versatile layout with a wonderful open plan contemporary kitchen/dining room with bi-fold doors at the very heart of the home. Ideal first time buy.

£257,500



John German

The property sits back from the road behind a driveway providing off road parking. The entrance door opens to the entrance hall with stairs leading off.

A door to your right opens into a welcoming lounge which has laminate flooring underfoot, a feature fireplace at its focal point and glazed double doors that offers views through and open out into a fabulous open plan high gloss kitchen/dining room where bi-fold doors open out into a rear patio and garden beyond, perfect for summer BBQ's.

Leading off the kitchen there is an inner hall with full height picture window, this leads you to a ground floor bedroom/study/family room and alongside a fully tiled modern shower room with enclosed shower, pedestal wash hand basin, WC and ladder style towel radiator.

Upstairs on the first floor, you will find there are two double bedrooms. Bedroom one has wide uPVC double glazed window to the front with an over stairs cupboard and has the benefit of a double free standing wardrobe. Bedroom two has uPVC double glazed window overlooking the private rear garden and it too has double free standing wardrobe.

The family bathroom is fitted with a contemporary suite comprising shower bath with glazed shower screen and rainfall dual shower heads over, full height tiling to the walls, ladder style towel radiator, WC, pedestal wash hand basin and extractor fan.

Outside, you will find fabulous landscaped gardens with a wooded backdrop, there is an extensive paved patio area with steps that lead you down to a lower lawn and onto a second patio area. These gardens have been landscaped designed with family and entertaining in mind and are a real highlight to the 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.

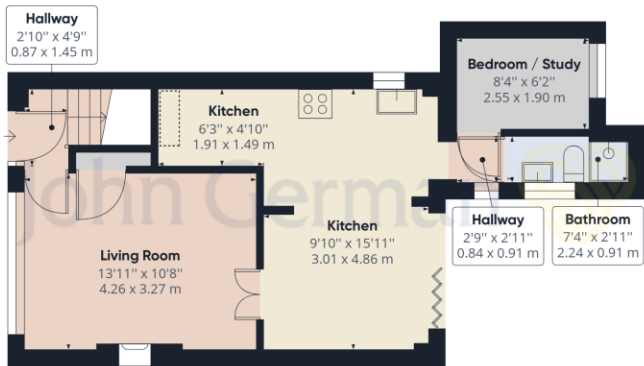
Useful Websites:

www.gov.uk/government/organisations/environment-agency

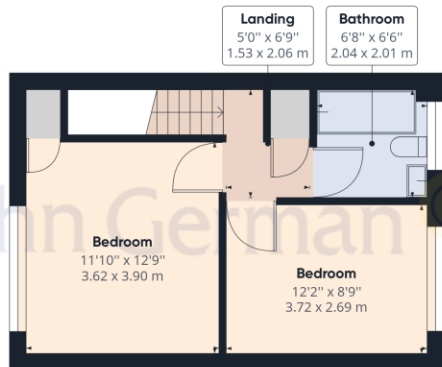
www.charnwood.gov.uk

Our Ref: JGA/31082023

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



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
831.51 ft²
77.25 m²

Reduced headroom
3.87 ft²
0.36 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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