



Conveniently located within the catchment of Newcroft Primary Academy and offering easy access to the M1 and A42, this family home provides ample off road parking as well as two reception rooms and a conservatory to the rear.

£250,000



John German



This spacious family home is well placed within the catchment of Newcroft Primary Academy and provides excellent access to major road links including the M1 and A42, commutable to Leicester, Nottingham, Derby and the university town of Loughborough. The town itself offers a range of amenities including shops, leisure facilities and cafes/eateries.

Set well back from the road with the front driveway providing off road parking, this detached family home boasts two reception spaces with both a lounge and dining area. There is also the convenience of a downstairs cloakroom having a WC and hand wash basin.

The lounge is the primary reception room, having a window to the front aspect, charming exposed floorboards with a feature fireplace and surround offering a focal point.

Presenting a family friendly space, the kitchen/diner is open plan, with a range of both eye level and base units, work surface and integrated appliances including an oven, gas hob and overhead extractor. There is further appliance space for a washing machine and fridge/freezer with a stainless steel sink and drainer unit beneath the window to the rear aspect.

To the rear, there is a conservatory which offers a further seating area as well as giving access out to the rear garden.

Upstairs, there are three bedrooms which are well proportioned, with two being doubles and the third a single, also offering use as a study.

These are serviced by the part tiled bathroom, with panelled bath, hand wash basin and separate WC.

Externally, the property has gated side access leading to the rear garden, which comprises both a patio and lawn, with garden shed and mature borders.

**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](http://www.gov.uk/government/organisations/environment-agency)

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

Our Ref: JGA/05102023

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







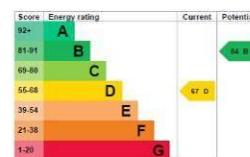
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