

Woodbrook Road

Loughborough, LE11 3QB



Excellent family home in a sought after location with fabulous long mature gardens to the rear. All three bedrooms are a great size, there is potential for extension (subject to PP) and there is no upward chain. Viewing is highly recommended.

£300,000

John German

The property sits back from the road behind a driveway providing off road parking with further gravelled parking area to the left. A pathway approach leads you to the uPVC entrance door which opens to reveal a welcoming reception hall with a feature turning staircase leading to a part galleried landing above. Set beneath the stairs is a useful guest cloakroom with WC.

To your right is a lovely through reception room having aspects to both front and rear across the gardens. This open plan lounge/dining room has a feature fireplace at its focal point, there is plenty of room for a family dining table and French double doors provide access out onto the patio and garden beyond.

The well appointed kitchen comes well equipped with a wide range of base and wall mounted cabinets running around the room with complimentary countertops with inset gas hob and oven set beneath. A wide picture window overlooks the garden, space for a washing machine and fridge freezer and there is a wall mounted Vaillant gas fired central heating boiler. A half glazed door takes you through to the rear lobby which has internal pedestrian door into the garage and a useful store room with power leading off. A uPVC double glazed door takes you out onto the garden.

Return to the hallway and take the stairs to the first floor and here you will find there are three bedrooms and access to the loft with fitted ladder and power.

Bedrooms one and two are excellent double rooms which overlook the rear garden below and bedroom three is a great sized single bedroom.

The family bathroom is finished in white and comprises panelled bath with mains shower over, pedestal wash hand basin and WC.

Returning outside and the garden to the rear of the property is a real feature of this home, it is long, mature and laid mainly to lawn with an extensive paved patio area perfect for family BBQ's.

Loughborough offers convenient access to East Midlands Airport and the M1/M42 motorways. The property is located close to a range of amenities including shopping, schooling for all ages, a wide variety of recreational amenities, excellent cycle paths and footpaths into town and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

www.charnwood.gov.uk

Our Ref: JGA/23042024

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Ground Floor



Floor 1

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Approximate total area^m

992.24 ft²
92.18 m²

Reduced headroom

5.92 ft²
0.55 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.

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Agents' Notes

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