

Leicester Road
Loughborough, LE11 2AQ



This traditional detached home has been carefully refurbished, retaining the original character and complemented by a lovely landscaped garden, all within easy distance of local amenities and the town centre.

Offers Over £395,000

John German

The property is entered by a composite panelled door into an enclosed porch with tiled flooring and a lovely original stained and leaded glass entrance door and side panels, leading into the reception hall which has an attractive original restored Parquet floor together with turned staircase off and balustrade.

Off the hallway is a half tiled cloakroom with WC and vanity wash hand basin and tiled flooring.

On the opposite side of the hall there is an attractive sitting room to the front, with stained original floorboards and bay window.

At the rear of the property is a generous breakfast kitchen which benefits from an engineered oak floor and a stylish range of base and wall cupboards, surmounted by oak butchers block worktops and a contrasting oak base unit, together with inset stainless steel sink and mixer tap having extending hose, and a cupboard housing the Worcester gas boiler over. There is an inset electric hob, electric fan oven plus space for further appliances including washing machine. Useful walk in pantry/understairs cupboard and uPVC double glazed French doors opening directly out onto the garden.

Adjacent to the kitchen is a very spacious lounge/dining room, again with original stained floorboards which lend character and wide uPVC double glazed French doors open out onto the wonderful garden.

The attractive turned staircase leads via a half landing with leaded window to the side taking you up to the main landing which has a balustrade and loft access. Off this is a very stylish refitted bathroom which features an oval bath with chrome freestanding mixer tap and shower attachment, pedestal wash hand basin and WC together with a fully tiled walk in shower with glazed enclosure, chrome heated towel rail and fully tiles walls and floors.

Off the landing there are three spacious double bedrooms, two of which feature fitted wardrobes.

At the front of the property there is a brick boundary wall with planted border and a block paved driveway giving access to excellent parking space and additional turning space. Double wrought iron gates provide additional parking to the side together with leading into the thoughtfully landscaped and well planted garden which is designed for low maintenance and features a spacious block paved patio area with pathways, central gravelled space with inset pond and attractive planted borders. There is a useful pergola over, along with a variety of exotic plants. At the bottom of the garden there is a timber shed and useful attractive summer house.

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

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: TBC

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

Our Ref: JGA03062024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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