

## 70 Braddon Road, Loughborough

£279,950 Freehold

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Internally, the home consists of an integral porch, leading to a central entrance hall with a U-shaped staircase. The hall provides access to the living room, kitchen and handy downstairs W.C. The living room is notably large, measuring over twenty feet in length, and is filled with light courtesy of the glazed patio doors to the rear garden and the large south-west facing window. The lounge lies open to the dining room, again a generous space idea for enjoying an evening meal. Meanwhile, the home's kitchen is well-equipped, with generous cabinetry, an integrated oven and gas hob above.

The upper floor of this superb property is formed of three generous bedrooms, each comfortably capable of housing double beds, whilst the master and second bedroom both benefit from built-in wardrobes. The internal accommodation is completed by the stellar bathroom, featuring a corner bath with shower above, as well as sink, W.C. and extractor fan.

Externally, the home benefits from a large driveway to the front, as well as a lawn, whilst the rear garden is well maintained and is again sizeable. An attached garage is an excellent amenity, ideal for storage or conversion in future.

The property is very well connected for public transport, being just metres away from the nearest bus stop. Families will be delighted by the proximity to Robert Bakewell primary school, with Charnwood College also readily accessible. The A6 is nearby, facilitating access to Loughborough town centre, as well as Hathern, Kegworth and beyond.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



#### **Hallway**

9' 2" x 10' 0" (2.80m x 3.05m)

#### **W.C.**

#### **Living Room**

11' 3" x 20' 1" (3.44m x 6.12m)

#### **Dining Room**

11' 11" x 7' 9" (3.64m x 2.36m)

#### **Kitchen**

11' 10" x 9' 8" (3.60m x 2.94m)

#### **Landing**

#### **Bedroom One**

14' 5" x 9' 4" (4.40m x 2.84m)

#### **Bedroom Two**

11' 6" x 10' 6" (3.50m x 3.19m)

#### **Bedroom Three**

8' 11" x 9' 4" (2.73m x 2.85m)

#### **Bathroom**

5' 7" x 10' 4" (1.69m x 3.16m)

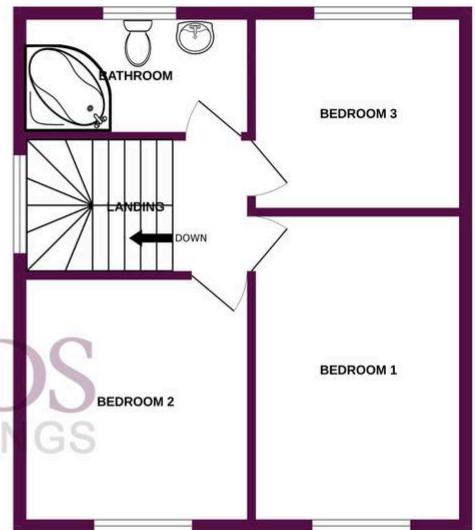
#### **Garage**



GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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