



31 Beck Crescent, Loughborough

£337,500 Freehold

This detached family home sits on a modern development on the outskirts of the countryside, with walks up to the Outwoods on your doorstep and Woodbrook Vale Secondary school and Outwoods Edge Primary school within walking distance.

This detached family home sits on a modern development on the outskirts of the countryside, with walks up to the Outwoods on your doorstep and Woodbrook Vale Secondary school and Outwoods Edge Primary school within walking distance. Very well presented throughout, a lovely bright and airy house. Ample parking, located in a quiet cul de sac with no upwards chain.

Internally there are three upstairs bedrooms, with ensuite to master, family bathroom, 18ft front to back lounge, 18ft front to back kitchen diner and downstairs W.C.

Externally there is a well maintained walled garden, driveway and detached garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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.



Entrance hall

Downstairs w.c.

Lounge

18' 4" x 10' 3" (5.59m x 3.12m)

Kitchen diner

18' 3" x 9' 0" (5.56m x 2.74m)

Landing

Master bedroom

18' 4" x 8' 5" (5.59m x 2.57m)

Ensuite

Bedroom two

9' 7" x 9' 1" (2.92m x 2.77m)

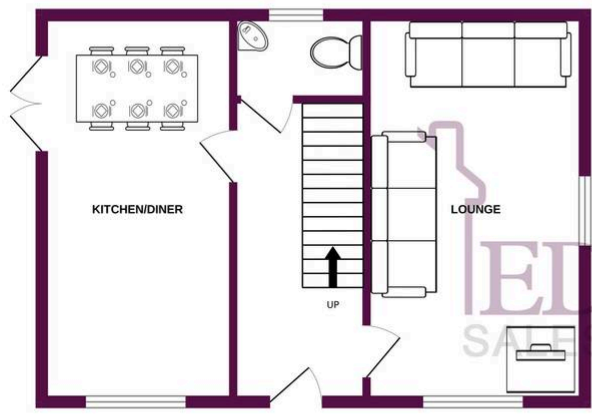
Bedroom three

9' 0" x 6' 2" (2.74m x 1.88m)

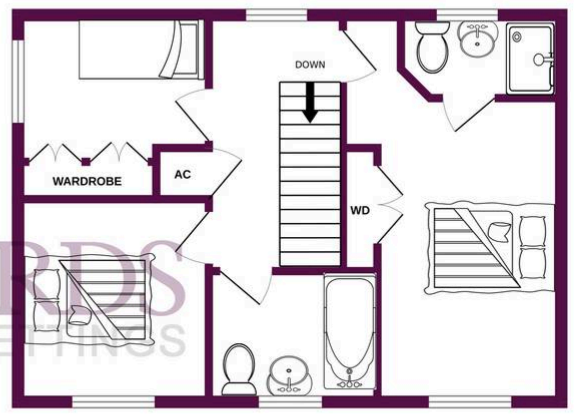
Bathroom

Garage

GROUND FLOOR



1ST FLOOR



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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