



1 Leconfield Road  
Loughborough, Leics LE11 3SP

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YORK





### Property at a glance:

- Semi detached home
- Three bedrooms
- Lounge and Dining room
- Fitted kitchen
- Family bathroom
- Corner plot
- Off road parking
- Detached garage
- Rear garden
- Situated close to Holywell Primary School

Offers in the region of £259,500



A fantastic opportunity in this favoured location which falls within the catchment for Holywell Primary School to purchase this beautifully presented semi detached home which offers far more spacious than average accommodation including three generous bedrooms with a lovely spacious lounge, separate dining room and modern fitted kitchen and bathroom. The corner plot is another distinct bonus with good parking, detached garage and an enclosed, family friendly garden. MOTIVATED OWNER!

### GENERAL INFORMATION

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

Loughborough also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

### EPC RATING

We are awaiting the EPC for this property.

### FRONTAGE

The property occupies a substantial plot situated on the radius of the road with the frontage having a good size lawn with a paved pathway leading down to the front door and extending across the front elevation,

there is further lawn to the side of the property where there are two parking spaces leading to the detached garage. Between the garage and the house itself is a fenced and gated area which leads into the rear garden.

### ENTRANCE HALL

2.57m x 2.87m max (8'5" x 9'5" max)

With built-in cloaks/storage cupboard which contains the property's modern consumer unit, gas meter and storage space with coat pegs above, the room is a spacious and light area having a composite door with UPVC double glazed side panel both allowing lots of natural light from the front elevation with ceiling light point, central heating radiator and staircase rising to the first floor. A door leads off to the lounge, further ground floor accommodation and to the side of the room is ample space for storage or







display furniture.

## **LOUNGE**

5.49m x 3.50m min 3.98m max (18'0" x 11'6" min 13'1" max)

Having contemporary feature fireplace with surround, wall and ceiling light points, coving and double radiator and UPVC double glazed picture window to the front elevation, double width open-way leading rearwards to the dining room and door leading rearwards to the kitchen.

## **DINING ROOM**

2.89m x 2.62m (9'6" x 8'7")

Having central heating radiator, ceiling light point and UPVC double glazed door with matching side screens to the rear garden, two useful storage cupboards off, one beneath the staircase and one to the side of the room.

## **KITCHEN**

3.69m x 2.42m max (12'1" x 7'11" max)

Having a dual aspect with full length UPVC double glazed door to the side elevation and UPVC double glazed window overlooking the garden and the kitchen itself is fitted with an attractive range of light cream finish shaker style units with contrasting work-surfaces and tiling, space for upright fridge freezer, integrated dishwasher and washing machine, Zanussi dual oven/grill with separate four ring electric hob with brushed steel finish extractor above, ample storage, corner units and ceiling light point.

## **FIRST FLOOR LANDING**

2.87m x 2.58m (9'5" x 8'6")

The first floor landing is again like the hall below, a spacious area allowing for display furniture or storage as required. There is access to the loft above, ceiling light point and access to all three good sized

bedrooms plus the bathroom and separate WC. A further door leads to a built-in linen cupboard with slatted shelves for storage.

## **MASTER BEDROOM**

3.83m x 3.46m (12'7" x 11'4")

With almost full width UPVC double glazed window allowing lots of natural light to the front elevation and a pleasant view to across the street. Having central heating radiator and ceiling light point.

## **BEDROOM TWO**

3.82m x 3.03m (12'6" x 9'11")

With double radiator, ceiling light point and UPVC double glazed window overlooking the rear garden and affording a pleasant view.

## **BEDROOM THREE**

3.42m x 2.57m max (11'3" x 8'5" max)

Plus built in closet/wardrobe space and having radiator, ceiling light point and UPVC double glazed window to the front elevation. This generously proportioned third bedroom would be able to accommodate a double bed and additional furniture if required and is notably more spacious than many contemporary properties in the area.

## **FAMILY BATHROOM**

1.67m x 1.65m (5'6" x 5'5")

Having panelled bath with glass shower screen and Mira Jump shower unit, vanity wash basin with storage beneath and ceiling light point, central heating radiator, full height tiling to much of the room, dado height tiling to the remainder, contrasting floor tiles and obscure UPVC double glazed window to the rear elevation.

## **WC**

1.67m x 0.85m (5'6" x 2'9")

With dado height tiling to match the bathroom

adjacent, matching floor tiling, ceiling light point, obscure UPVC double glazed window to the rear elevation and close coupled WC.

## **DETACHED GARAGE**

6m x 2.74m (19'8" x 9'0")

A relatively recent vintage and of sectional construction with UPVC double glazed window and access door to the garden, full width galvanised up and over door to front, internal lighting and power.

## **REAR GARDEN**

Having an outside water tap and paved space to the immediate rear, the remainder is then laid to lawn with raised beds and fencing to the boundaries.

## **DIRECTIONS**

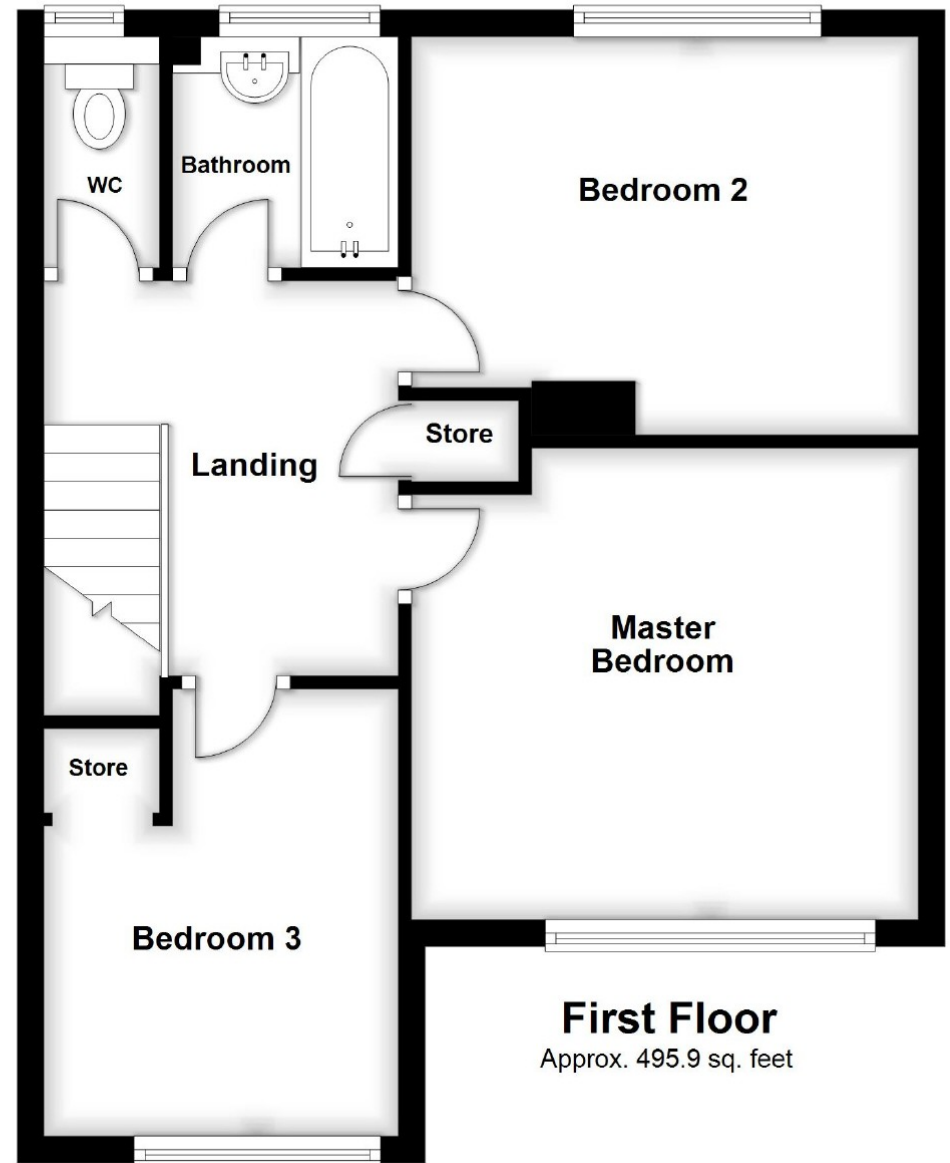
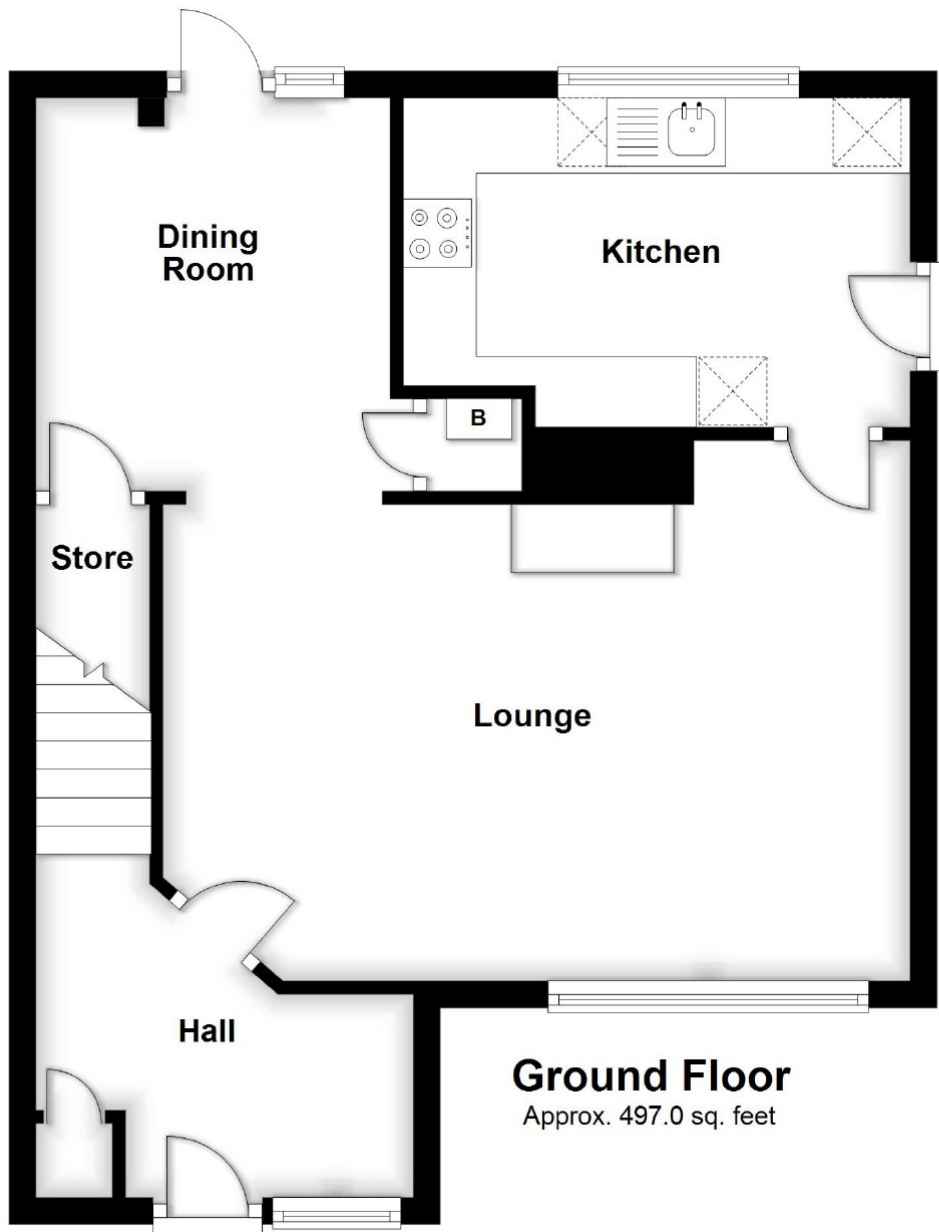
The property is easily reached by leaving Loughborough's town centre southbound on Forest Road heading away from the Epinal Way traffic island junction, continue for some distance along Forest Road passing valley Road on the left, after which Forest Road becomes Nanpantan Road. Continue for some distance thereafter taking an eventual right-hand turn into Thirlmere Drive. From Thirlmere Drive take the 1st left into Leconfield Road where the property can be found on the right-hand side to be identified by our For Sale board.

## **PROPERTY INFORMATION QUESTIONNAIRE**

The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.







IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor.





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