



38, BEACON DRIVE, LOUGHBOROUGH, LE11 2BD

*****A RECENTLY REFURBISHED TRADITIONALLY STYLED THREE BEDROOM DETACHED HOUSE IN AN ATTRACTIVE NON ESTATE SETTING*****

An outstanding opportunity to purchase a beautifully presented bay fronted THREE BEDROOM detached house of brick and tiled construction which provides tastefully appointed and well presented accommodation on two storeys with gas fired central heating and upvc double glazing and is pleasantly positioned within this sought after residential area on the 'Forest' side of Loughborough. NO UPWARD CHAIN INVOLVED & VIEWING HIGHLY RECOMMENDED.

In brief the accommodation may be described as: Arched storm porch, Entrance hall, understairs Cloakroom with W.C, front Lounge 14'3 x 12'0 and full width Dining Kitchen 19'3 x 12'3 with range of integrated appliances. Landing, two double Bedrooms, third Bedroom measuring 8'3 x 6'6, Bathroom and separate W.C.

PRICE £310,000

Call 01509 235534 for further information

ANDREW GRANGER & CO

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LOCATION

The property occupies a secluded cul de sac position within this highly regarded and popular residential area having easy access to all town centre amenities, Tesco Supermarket on Park Road, Loughborough University and Mountfields Lodge primary School.

In addition there are further road links to Loughborough train station, Leicester City Centre, the M1 Motorway at junction 23 and East Midlands Airport at castle Donington.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough town centre via Forest Road and on reaching the traffic island turn left into Epinal Way. At the next roundabout turn right into Beacon Road and then take the first left turning into Beacon Drive. The property is eventually situated on the left hand side and will be clearly identified bearing our For Sale board.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ARCHED STORM PORCH

With tiled floor.

ENTRANCE HALL

Having stained glass leaded light front door and fixed side screens, tiled floor, Honeywell central heating thermostat, radiator.

UNDERSTAIRS CLOAKROOM

Two piece suite in white comprising low level W.C. and bracket wash hand basin having mixer tap and tiled splash back, upvc double glazed window to the side elevation, floor covering.

LOUNGE 14'3" x 12'0" (4.34m x 3.66m)

Including upvc double glazed bay window to the front elevation, marble effect fireplace, picture rail, additional upvc double glazed window to the side elevation, double radiator.

FULL WIDTH DINING KITCHEN 19'3" x 12'3" (5.87m x 3.75m)

Inset single drainer sink unit with mixer tap, range of wood effect wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, matching breakfast bar, Indesit integrated oven and four ring electric hob, integrated dish washer, fridge and freezer, plumbing for an automatic washing machine and space for a tumble dryer, recessed spot lighting, floor covering, upvc double glazed window to the rear elevation, further upvc sliding patio doors to the rear garden, double radiator.

FIRST FLOOR

LANDING

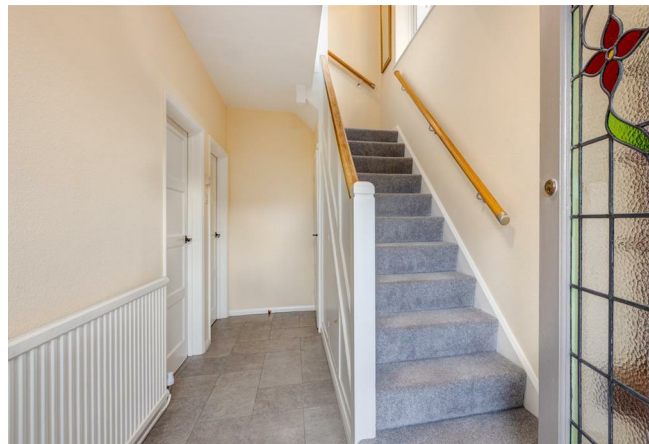
Access trap to the roof space, upvc double glazed window to the side elevation.

BEDROOM ONE 14'3" x 11'9" (4.35m x 3.6m)

Including upvc double glazed bay window to the front elevation, additional upvc double glazed window to the side elevation, radiator.

BEDROOM TWO 12'3" x 10'6" (3.73m x 3.20m)

Built in store/wardrobe with hanging space, upvc double glazed windows to the side and rear elevations, radiator.



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BEDROOM THREE 8'3" x 6'6" (2.51m x 1.98m)

Fitted shelved storage cupboard, upvc double glazed window to the front elevation, radiator.

BATHROOM

Two piece suite in white comprising panelled bath with Mira electric shower unit and splashguard and wash hand basin having mixer tap and cupboards under, tiled walls, fitted store/linen cupboards housing the hot water cylinder and Worcester gas fired boiler, upvc double glazed window to the rear elevation, tiled floor, chrome ladder style heated towel rail.

SEPARATE W.C.

Low level W.C. In white, upvc double glazed window to the side elevation, tiled floor.

OUTSIDE

Formal front garden laid to lawn with central and surrounding floral/shrubbery borders behind private hedging and a tarmacadam driveway provides off street car parking.

Gated access to the fully enclosed and well stocked rear garden having mature lawn with surrounding shrubbery/herbaceous borders and a number of established trees behind close boarded fencing and hedging. Timber garden shed.

E P C

Rating: 'D'

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.



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Ground Floor

Floor Area (Gross Internal) 46.3 sq.m. (499 sq.ft.) approx
Created using Vision Publisher™



First Floor

Floor Area (Gross Internal) 45.2 sq.m. (487 sq.ft.) approx
Created using Vision Publisher™

LOCATION



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