

Beacon Road

Loughborough, LE11 2BE



Welcome to Beacon Road, one of the most desirable and sought-after locations in our town. John German are delighted to offer this extended detached family home for sale which needs modernisation. We expect high demand so please, book your tour today.

Offers Over £275,000

John German 

Upon arrival at Beacon Road you will approach the property via the driveway which for your convenience provides parking for several vehicles. There is side access to the property to the garage and garden and the front entrance door opens into the porch.

Loughborough town is within walking distance and the property is ideally situated for locally amenities and schools.

We start our tour in the reception hallway which has stairs rising to the first floor and access to the ground floor accommodation.

The living room has a square bay window to the front aspect and is the ideal room for relaxing in. We then move through to the kitchen / dining room, which is open plan and a superb, generous space. Access is given to the utility room and walk-in storage room.

The kitchen is fitted with a range of matching base and eye level units and work surface areas and has a double-glazed window overlooking the garden.

Completing the downstairs accommodation is a separate WC which is accessed from the utility room.

Ascend to the first floor and you will find three double bedrooms and the family bathroom. Each bedroom has a double-glazed window to its individual aspect and the principle bedroom has fitted wardrobes and a square bay window.

The bathroom is fitted with a matching suite to include panel enclosed bath with shower over, WC and wash hand basin.

Proceed back downstairs and step outside into the generously sized garden, enclosed by fencing and having a variety of mature trees and shrubs. The oversized tandem garage (approx. 30' x 11') has double opening front doors and is accessed via a carport, it also has an inspection pit.

In conclusion, this family home, which requires modernisation, is sure to prove popular in one of the most desirable locations of Loughborough. Book your tour today with John German Estate Agents.

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

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk
www.charnwooddc.gov.uk

Our Ref: JGA/02122020

Local Authority/Tax Band: Charnwood Borough Council / Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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Agents' Notes
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Referral Fees
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