

Holdings

A Modern Estate Agent



44 Burleigh Road, Loughborough, LE11 3BA

£239,950

This traditionally styled property is ideally located with ease of access to town centre and University. The property benefits from uPVC double glazing, and gas central heating and a combination gas boiler. It has internal accommodation which in brief comprises: hall, living room, fitted dining kitchen, rear lobby, downstairs cloaks / WC and on the first floor a landing gives way to three bedrooms and a bathroom fitted with white three piece suite. Outside there is a rear garden with double gated access allowing off road parking - which could allow for further development subject to the necessary planning consents.

Living room 4.56m (15') x 4m (13'1)

The hub of the home. A spacious room filled with natural light thanks to a large window to the front elevation. There is sufficient space in here for a sofa suite, small table and chairs plus desk.

Kitchen 4.57m (15') x 2.39m (7'10)

Large enough to be used as both kitchen and diner. Comes with all the appliances pictured.

Bedroom One 3.44m (11'3) x 2.69m (8'10)

Situated on the first floor at the back of the house with views over the rear garden.

Bedroom Two 3.65m (12') x 2.56m (8'5)

A well proportioned room also on the first floor with window overlooking the front garden.

Bedroom Three 2.83m (9'3) x 2.68m (8'10)

A flexible room on the first floor ideal as a single bedroom, study, dressing room or for storage. There is also a fitted white melamine wardrobe and cupboards.

Bathroom 1.97m (6'6) x 1.68m (5'6)

Located on the first floor, with three piece suite including bath with electric shower. Fully tiled.

All furnishings can be made available by separate negotiation.

Garden

A good size private rear lawned Garden with double gates allowing access to a driveway to the rear. There is potential space for another dwelling or development - subject to the necessary planning consents.

Parking

Driveway parking for one/two cars with further space available on road with parking permit.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers

to commission their survey or service reports before finalising their offer to purchase.

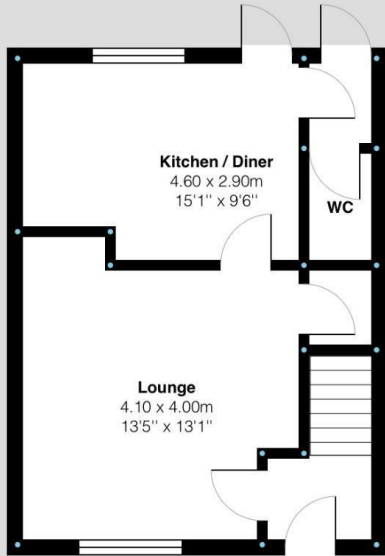
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Extra Information

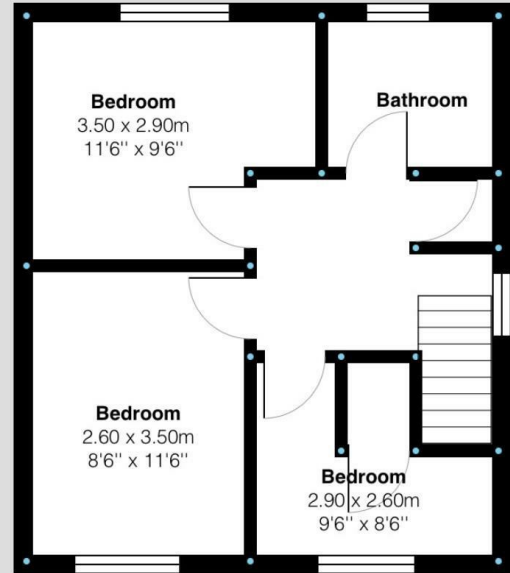
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



Burleigh Road, Loughborough
Internal Square Footage: 775 sq.ft

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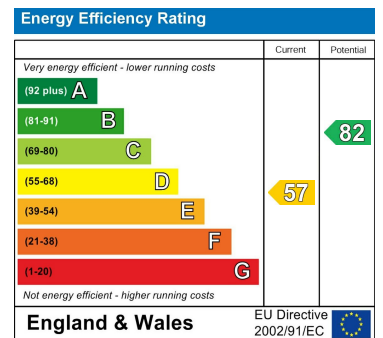
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Area Map



Energy Efficiency Graph



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