

Holders

A Modern Estate Agent



11 Knox Road, Loughborough, LE11 2UP

Offers over £325,000

Holders Estate Agents are delighted to bring to market this immaculately presented three bedroom semi-detached home in the highly sought after Grange Park location. Originally built by William Davis the property is a great design offering space and modern convenience. In brief the property offers a covered porch, entrance hallway with w.c off, spacious kitchen diner with utility room off, large full width lounge, three bedrooms with one being en suite and family bathroom. Outside it offers front and rear gardens with off road parking and the garage to the side. The property benefits from open aspect views to the front over the park and green.

Summary

Upon entry to the property via the covered porch and front door, you arrive in the entrance hallway, this provides access to the downstairs w.c., Kitchen/Diner and Lounge.

The downstairs w.c. is fitted with a two piece suite comprising low flush w.c and pedestal wash hand basin. In here you also find an alcove providing further useful storage.

Returning back to the hall and entering into the Kitchen/Diner which is of great proportions and also provides access to the utility room at the rear of the property. The Kitchen area is fitted with a sleek modern range of wall and base units with countertops above, it has built in oven, integrated gas hob with extractor over, inset sink drainer, integrated fridge & freezer and integrated dishwasher. It is a very light room thanks to windows at both the front and rear and spotlights defining the kitchen area. The dining area has a lovely outlook to the front elevation and there is more than ample space for a large dining set with chairs and the associated furniture.

The utility room is fitted with a matching range of base and wall units with countertops above, making it a great space for further storage and household jobs. There is under counter space and plumbing for a washing machine & and under counter space for a dryer/additional appliance. The boiler is wall mounted and there is a glazed door to the rear elevation taking you straight out to the garden.

The lounge spans the full width of the home and is full of natural light thanks to French doors at the rear and a window to the front elevation. There is more than enough space for a sofa set and the associated furniture.

Ascending to the first floor you arrive on the landing, this provides access to all three bedrooms, family bathroom and the loft.

The main bedroom is a great size and situated at the front of the property, it also benefits from fitted wardrobes and en-suite shower room. It also has a lovely view out over the green and park space.

The en-suite is fitted with a three piece suite comprising low flush w.c., pedestal wash hand basin, walk in shower and frosted window to the rear elevation allowing natural light and ventilation when required.

Bedroom two is situated at the front of the property and is another great sized double room, it has a windows to the front elevation providing a lovely outlook over the green.

The third bedroom is at the rear of the property and is a good sized single bedroom with a window overlooking the rear garden.

The family bathroom is fitted with a modern three piece suite comprising bath, low flush w.c, pedestal wash hand basin, frosted window to the rear elevation and storage cupboard.

Outside you find the property has an attractive frontage, with paved pathway flanked by hedging taking you to the front door. To the side you have off road parking for two vehicles and access to the single garage which benefits from lighting and power. Heading through the side gate you arrive in the low maintenance landscaped rear garden. It features a good sized lawn and paved patio seating area all of which is enclosed by wooden fencing keeping it safe and secure.

Perfectly positioned on the highly popular Grange Park development the property offers great transport links, access to schooling, shops, walks and the town centre all close by.

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.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/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



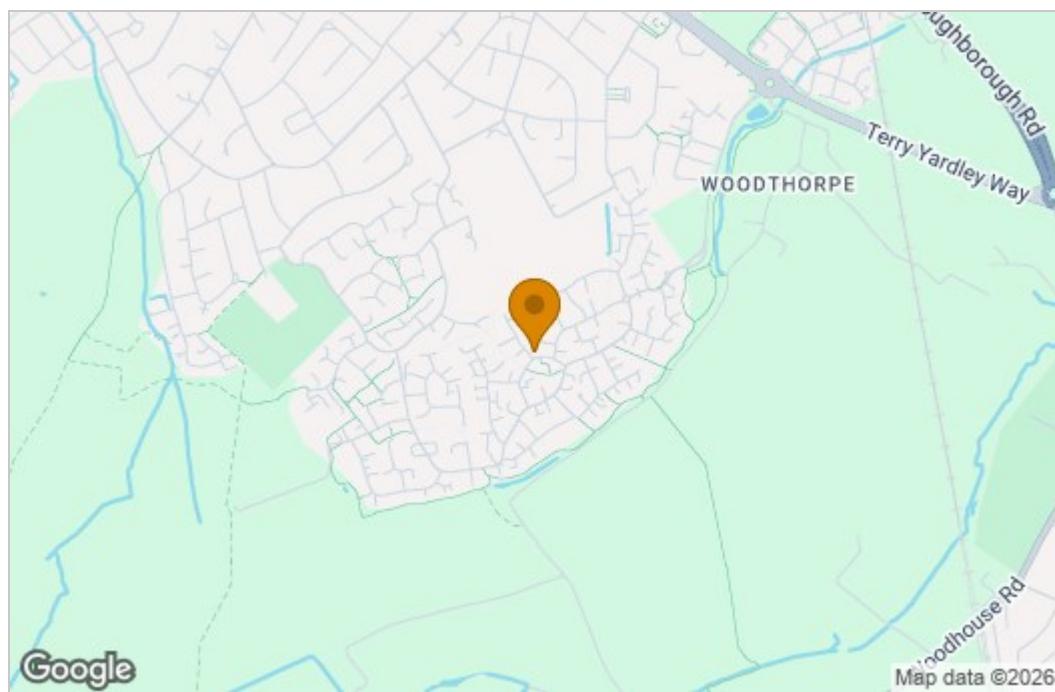
Knox Road, Loughborough
Internal Square Footage: Approx 1162 sq.ft

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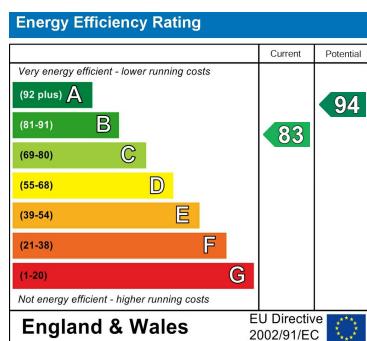
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Area Map



Energy Efficiency Graph



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