

Holderr

A Modern Estate Agent



1a Beacon Road, Loughborough, LE11 2BE

£230,000

An ideal opportunity to acquire this three bedroom detached modern home being ideally located for the town centre and University and would make an ideal purchase for a family professional couple or investment purchase as a professional let or students (subject to necessary consent). Being low maintenance and providing ready to move into accommodation. Briefly comprising: entrance hall cloaks WC L-shaped kitchen diner large lounge with access to bedroom three first floor landing two bedrooms and bathroom with separate bath and shower. To the outside is a block paved driveway and courtyard style garden area. The property also benefits from having a newly fitted boiler in 2020 and a ready wired house alarm.

Summary

Upon entering the property via the spacious entrance hallway this provides access onto all ground floor accommodation. The Lounge is of a generous proportion with fully glazed double French doors and side windows opening out onto a front garden. There is a central heating radiator television and telephone point gas connection point for a fire and door leading through to bedroom three. Bedroom three would make an ideal bedroom or further reception room there is a UPVC double glazed window to the side elevation central heating radiator and telephone point.

Providing further space is the open plan Kitchen-Dining Room. The kitchen is fitted with a range of modern wall and base units with laminate worktops and a 1 bowl sink and drainer unit with mixer tap over. Built-in is an pyrolytic oven and four ring gas hob with brushed stainless steel extractor fan over and space for a washer/drier dishwasher and fridge freezer. With recessed spotlights to the ceiling fully tiled flooring two obscure glazed UPVC windows to the side elevation and further fully glazed window to the front. Completing the ground floor accommodation is a w/c which comprises of a feature fitted Japanese toilet and a pedestal wash hand basin.

Ascend onto the first floor and you will find accessed off a spacious landing two double bedrooms and the family bathroom. The master bedroom spans the length of the property this is a sizable master suite benefitting from large UPVC double glazed windows to both the front and side elevation with two central heating radiators telephone point and mirror fitted wardrobes. The family bathroom comprises of a fitted bath seperate walk in shower low flush w/c and wash hand basin.

The property enjoys a large block paved driveway which provides off street parking for 2-3 vehicles there is fencing to the boundaries and narrow access along the left and rear of the property. Along the right hand side there is a gravelled walkway which provides ideal space for storage. A certain proportion of this area could be subdivided into a courtyard garden yet still affording off street parking for 2 vehicles. To the front are secure wooden gates providing a sense of privacy.

Dimensions:

Lounge - 4.90 X 3.93 (16'1 X 12'11)

Kitchen / Diner - 7.37 max X 2.05 min (24'2 max X 6'9 min)

X 4.12 max X 2.07 Min set within a L-shape.

Bedroom 1 - 6.14 X 3.94 (20'2 X 12'11)

Bedroom 2 - 3.32 X 2.89 (10'11 X 9'6)

Bedroom 3 - 3.94 X 2.39 (12'11 X 7'10)

Disclaimer

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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.

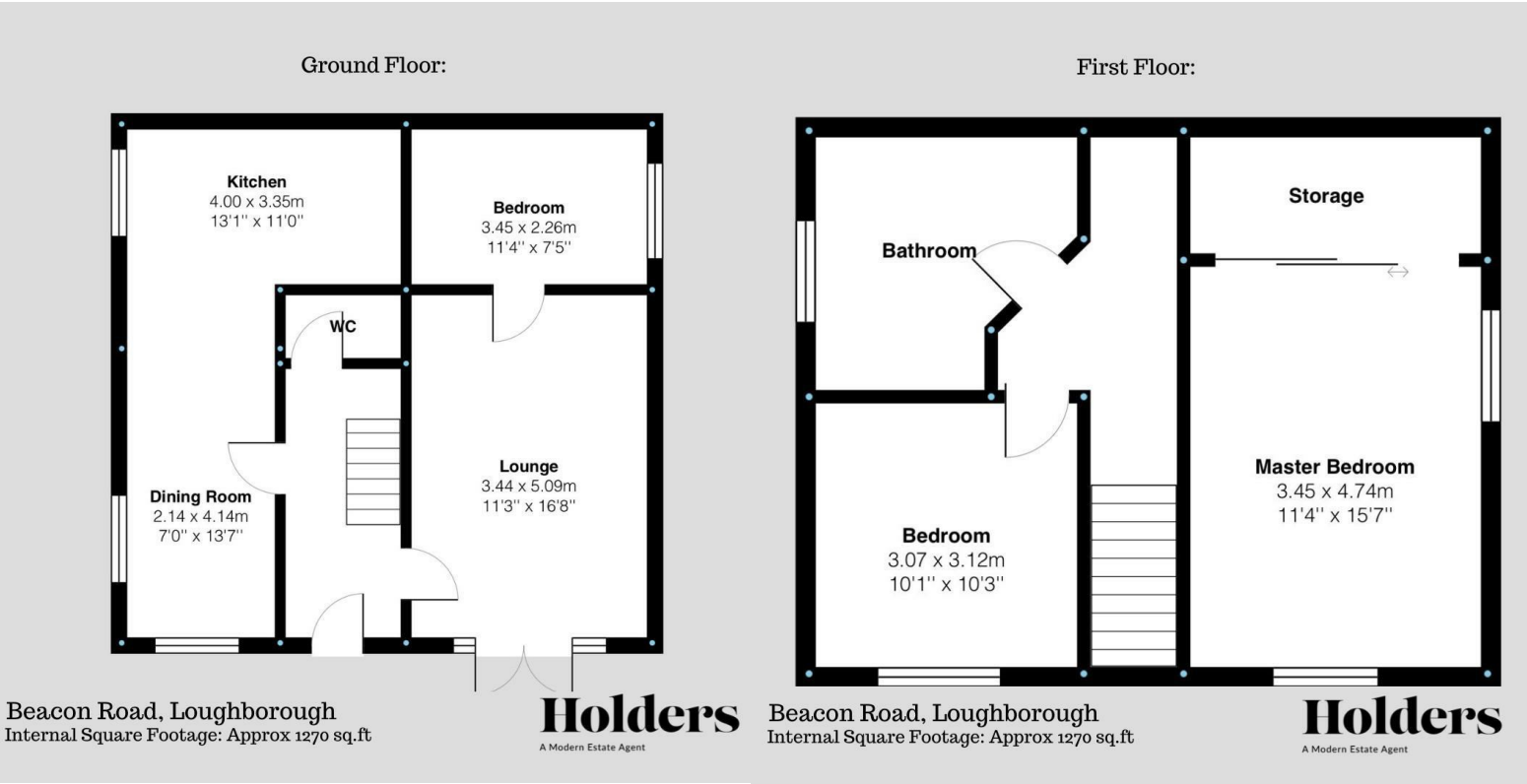
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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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

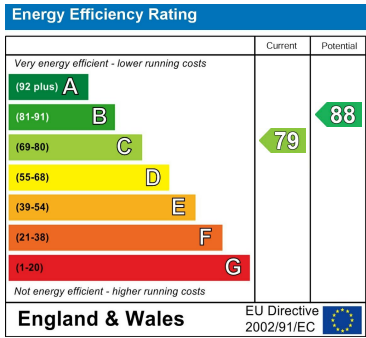
Floor Plan



Area Map



Energy Efficiency Graph



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