Springfield Close | | Loughborough | LE11 3PT

Asking price £250,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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Properties rarely come for sale in this picturesque and quiet cul-de-sac on the Forest Side of Loughborough. This large semi-detached home is set opposite a lovely open green space, and has deceptively spacious accommodation benefitting from gas heating and Upvc DG. There is a driveway and garage, with the property being ideally situated within walking distance to shops, bus stop and beautiful walks to the nearby Pignut Spinney and the Outwoods. An ideal family home, which would benefit from some modernisation to personalise. No Upward Chain.

Large Semi-Detached Home	Forest Side Location
Cul-de-Sac Position	Opposite a Lovely Green
Close to Shops and Schools	Ideal Family Home
Gas Warm Air Heating System	Upvc Double Glazing
Garage & Driveway	No Upward Chain

Entrance Hall
A spacious hallway with Upvc glazed front door, stairs to the first floor and access to all rooms.

Kitchen
Fitted with a range of wall and base units, sink unit and drainer, space for appliances, built in oven, hob and extractor. There is a serving hath to the dining area and a window and door to the side leading out onto the driveway.

Lounge/Diner
A large open plan lounge and dining room with two sets of sliding patio doors to the rear garden and a feature fireplace.

"Set in a Lovely Position on the Forest Side"

W/c
With a low level flush w/c and window to the front.

First Floor Landing
With window to the front and access to all rooms.

Bedroom 1
A large room with window to the rear and a range of fitted bedroom furniture.

Bedroom 2
A double room with a pleasant view from the front window over the green space opposite. There is a range of fitted bedroom furniture.

Bedroom 3
With a window to the rear and a sliding door wardrobe.

Bathroom
Fitted with a modern three piece suite comprising a low level flush w/c, wash hand basin and walk-in shower cubicle with mixer shower. There is a window to the side.

Outside
The property sits in a lovely position overlooking the public green space in the centre of Springfield Close. The property has a driveway and planted front garden, the rear garden is manageable with lawn and patio. There is a single garage with power and lighting.

The Area
The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Outwoods Edge and also Mountfields Lodge primary schools. At the bottom of Beacon Road, the Loughborough Schools Foundation (formerly the Endowed Schools) collection of schools is situated, for those seeking private education.

Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds

Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.

• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.

• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.

• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.

• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.

• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage

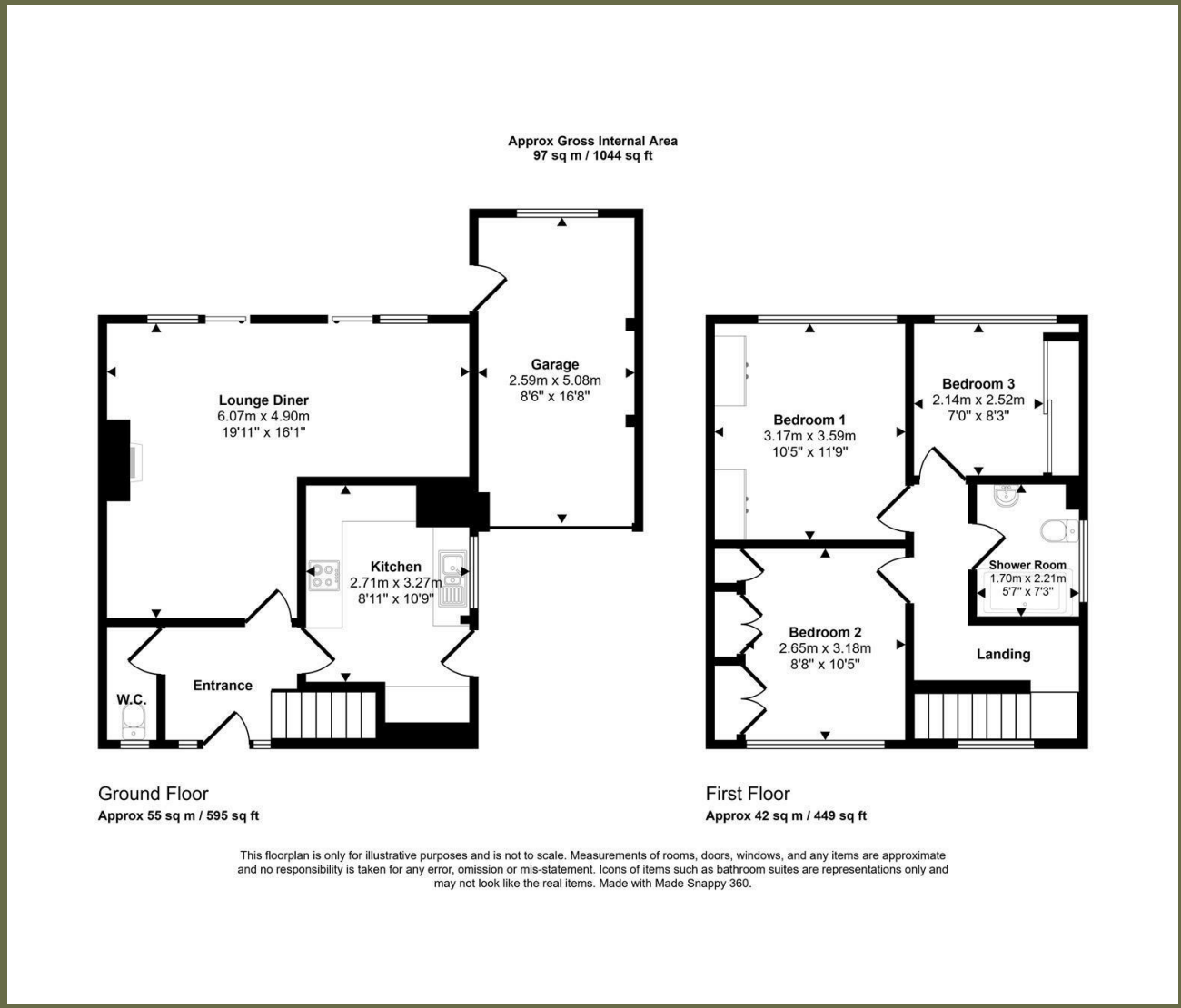
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode

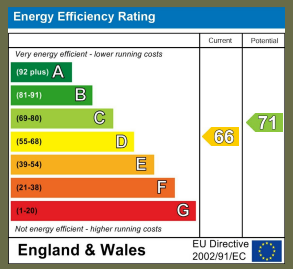
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.

• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.

• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

"Opposite a Picturesque Open Green Space"





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