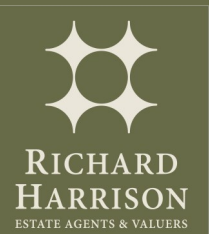




Cotswold Close | | Loughborough | LE11 3AN

Asking price £259,950



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A superbly presented semi-detached property set in a convenient, yet tucked away position just across the road from the University campus. Having undergone improvements to create a stylish and contemporary home, this spacious property is ideal for families and those wishing to be close to the Uni, town and local amenities including instant access to the A512/M1. There are three bedrooms, bathroom, hallway and lounge, with a large open plan living/dining kitchen to the rear. Outside is extensive driveway parking and a garage, with a good sized rear garden.

Across the Road from Uni

Convenient Location

Stylish Contemporary Decor

Spacious Lounge

Potential to Extend

Tucked Away Position

Cul-de-Sac Position

Three Bedrooms

Living/Dining Kitchen

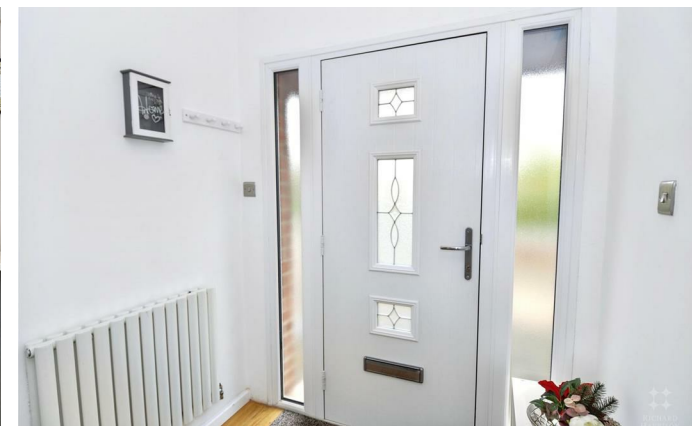
Garage and Driveway

### Hallway

With a modern composite front door, staircase to first floor.

### Lounge

A good sized room with timber effect laminate flooring, fireplace recess and Upvc window to the front elevation. Ample space for living room furniture.



*'Superbly  
Located for  
the Uni  
Campus'*



### **Living/Dining Kitchen**

Featuring timber effect porcelain flooring and a vast range of wall and base mounted units, finished in a contemporary style, with contrasting solid granite worktops, integrated fridge freezer and a cooker. There are also French doors leading to the patio, there is underfloor heating in the dining area. The kitchen also offers generous space for a dining table and chairs.

### **First Floor Landing**

With a window to the side and stylish re-fitted spindles/banister.

### **Bedroom 1**

A large principal bedroom with room for a double bed and with window to the front elevation.

### **Bedroom 2**

A spacious double bedroom with window to the rear elevation.

### **Bedroom 3**

A single bedroom used as an office with window to the front.

### **Bathroom**

A three piece suite comprising low level flush w/c, wash hand basin and bath with shower over with a tiled surround and splashback.

### **Outside**

Set on a larger than average plot, with ample off road parking on driveway for a number of vehicles, there is a single garage with covered utility area to the rear. The rear garden is generous in size.

### **Garage**

A large garage with up and over door to the front, pedestrian door and window to the rear, power and lighting.

### **The Area**

The property is set within a popular area only a short approx 3 minute walk to the Loughborough University Campus on the Athletics Track side. There are nearby facilities including Booth Wood Primary School, Charnwood College and various shops. The town centre is easily accessible, as is the A512/M1. Loughborough train station provides a direct link to London St Pancras in under 1hr 40mins. There are a number of picturesque walks nearby on the old railway line towards Jubilee Park.

### **Extra Information**



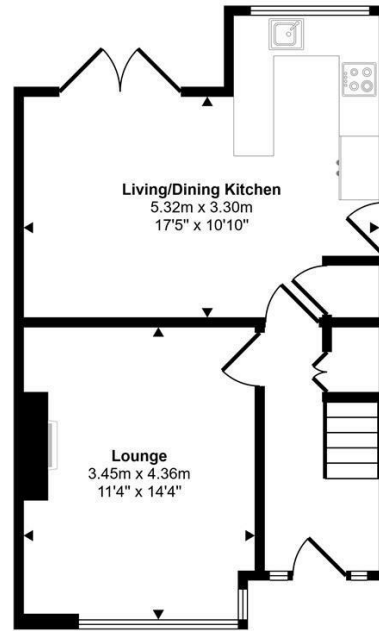
- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either 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](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.



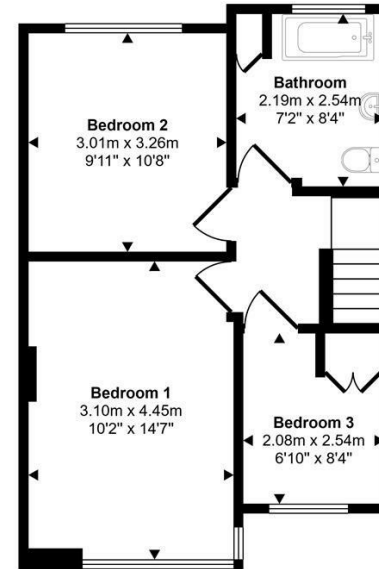
*'Stylish and Contemporary Decor'*



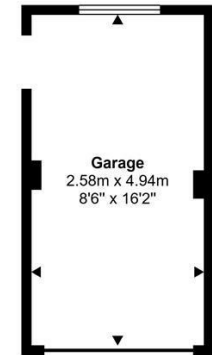
Approx Gross Internal Area  
96 sq m / 1034 sq ft



Ground Floor  
Approx 43 sq m / 459 sq ft



First Floor  
Approx 41 sq m / 438 sq ft



Garage  
Approx 13 sq m / 137 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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