



Keswick Avenue | Loughborough | LE11 3RL

Asking price £287,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Occupying a generous corner plot, this well presented and extended link-detached home is situated in a much sought after part of the Forest Side of Loughborough due to its proximity to Holywell Primary School, local shops, amenities and University campus. The house is well presented throughout with GCH and Upvc DG, block paved driveway, garage and extended accommodation. There is an entrance porch, w/c, hallway and lounge, extended dining room and a kitchen. The first floor has three bedrooms and a modern re-fitted shower room. No Upward Chain.

Link Detached House	Ideal Family Home
Extended Accommodation	Three Bedrooms
Re-Fitted Shower Room	Porch & W/c Extention
Lounge and Extended Dining Room	Garage & Driveway
Gardens to Three Sides	No Upward Chain

Entrance Porch

Featuring a tiled floor, glazed double entrance doors, wall mounted gas central heating boiler, and an internal glazed door to the hallway.

W/c

With window to the side, low level flush w/c, wash hand basin and tiled floor.

Entrance Hall

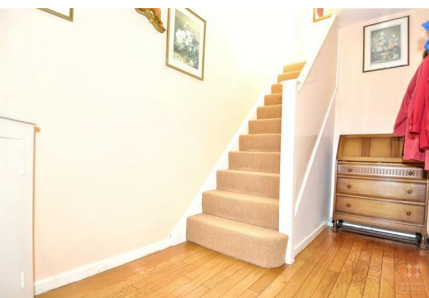
With a luxury solid Oak floor, staircase to the first floor and access to -

Lounge

With the Oak floor continuing from the hallway and into the dining room. This room is particularly light, with two large windows either side.



*"Sought After
Forest Side
Location"*



Dining Room

A spacious and extended room with window to the side and access to -

Kitchen

Fitted with a range of wall and base mounted units, worktops and integrated electric oven, hob and extractor, with integrated fridge. There is a sink unit and drainer, tiled flooring and a window and door to the rear.

First Floor Landing

With window to the side, loft access and access to all rooms.

Bedroom 1

A spacious room with fitted bedroom furniture and an airing cupboard. There is a window to the side.

Bedroom 2

A double room enjoying dual aspect windows.

Bedroom 3

With window to the front.

Shower Room

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

Outside

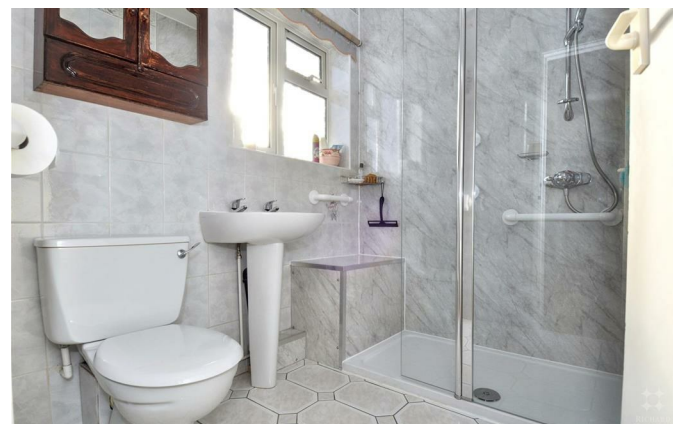
A particular feature of this property is the beautifully manicured garden that spans the front of this generous corner plot, there are various shrubs and plants, lawn and block paved driveway. The rear of the property has a low maintenance garden with a large covered area featuring a Grapevine! The garage has power and lighting and there is a secure pedestrian gate to the driveway.

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, Holywell and also Mountfields Lodge primary schools.

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.

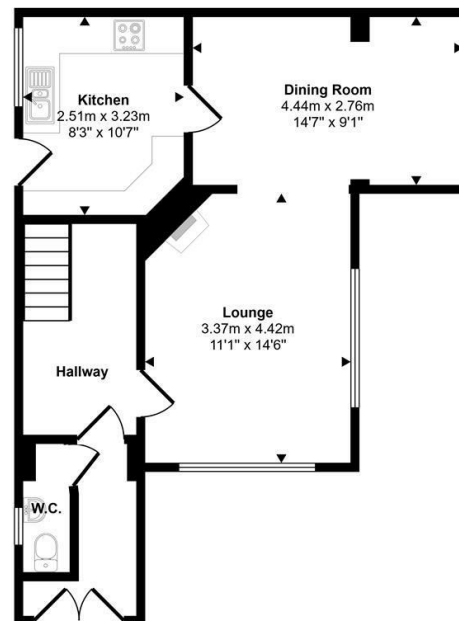


"A Generous Corner Plot"

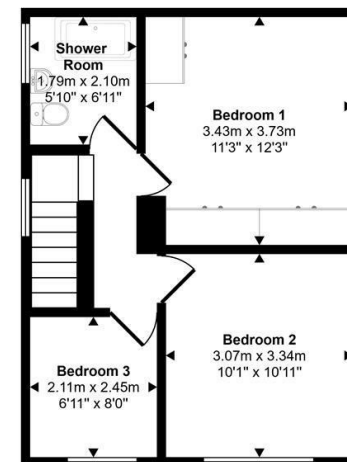




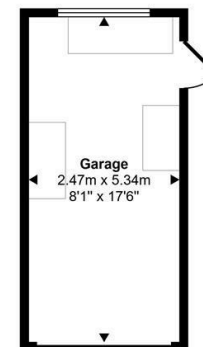
Approx Gross Internal Area
101 sq m / 1089 sq ft



Ground Floor
Approx 49 sq m / 526 sq ft



First Floor
Approx 39 sq m / 421 sq ft



Garage
Approx 13 sq m / 142 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk