



36 Nanpantan Road, Loughborough

Leicestershire, LE113SU

MOORE
& YORK



Property at a glance:

- Semi detached family home
- Substantially enlarged
- Three double bedrooms
- Master dressing room and en-suite
- 0.16 acre total plot
- Multiple off road parking spaces
- Two reception rooms
- Re-fitted kitchen and breakfast room
- Prime Forest Side location
- Holywell primary school catchment area
- Close to University/Colleges

£445,000 Freehold



This substantial semi-detached family home enjoys a sought after Forest Side location, offers extended and re-fitted living space large than most contemporary detached homes at just under 1700 square feet and is offered with no upward chain! The living spaces include two reception rooms and kitchen and breakfast room with welcoming hall, master suite with dressing room and shower room, family bathroom and two further good sized double bedrooms. The plot is equally impressive measuring 0.16 acres with driveway parking, large integral garage and long, mainly lawned and well maintained rear garden.

LOUGHBOROUGH

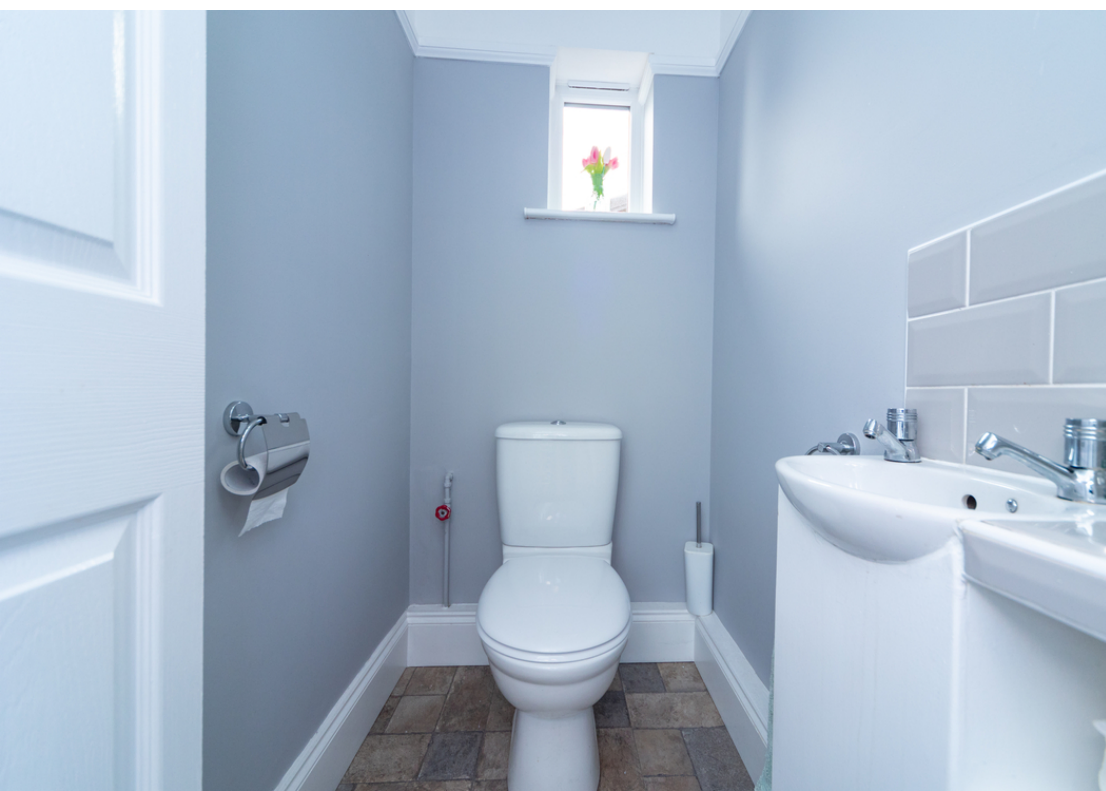
Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Chamwood Forest and the M1/M42 motorways as well as travel throughout the midland by roads.

Loughborough is a thriving market/University town with a wide spread of employers and also offers a fine range of amenities including excellent shopping, private and state schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

ENERGY PERFORMANCE RATING

The property has an EPC rating of 'E' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

N.B: Since the EPC has been carried out the current owners have invested in a new, more efficient boiler and heating system, double glazing and additional insulation which should result in both a higher score and higher day to day efficiency/running costs.





THE HOUSE
IS BUILT FOR
ENTIRELY THE
COMFORT AND CONVENIENCE
OF THE DOG



DRIVEWAY & GARAGE

The property's frontage is laid to blocked paved driveway for four vehicles and to the right hand side of the plot a gated entry leads to the substantial rear garden.

The integral garage (7.66m x 3.10m (25' 2" x 10' 2")) offers a roller shutter door and internal access to the side lobby which links to the kitchen. Within the space is a utility/laundry area with storage and worktops and this still leaves more than ample parking room.

HALL

4.43m x 2.37m (14' 6" x 7' 9") Max - plus entrance area. With useful under-stairs storage and access to both reception rooms plus the breakfast room,

DINING/FAMILY ROOM

4.14m x 3.31m (13' 7" x 10' 10") With Upvc bay window to the front elevation, feature fireplace, central heating radiator and ceiling light point. A flexible room as the kitchen offers ample space for day to day dining meaning that alternative uses as a second sitting room, play room or additional bedroom can be considered.

LOUNGE

6.18m x 3.57m (20' 3" x 11' 9") A spacious room overlooking the garden and having a feature fireplace, picture rail, double panel radiator and French doors to the garden.

KITCHEN & BREAKFAST ROOM

5.18m x 4.42m (17' 0" x 14' 6") maximum. The heart of this home and offering ample day to day dining space which also works as homework space and sitting with friends, this fully modernised and re-fitted room offers lots of storage, space for American style fridge freezer, inbuilt oven, hob, extractor and dishwasher and a lovely aspect to the garden with a door leading off to:

SIDE LOBBY

With external door leading via the side of the house to the garden and internal doors off to the garage and also to:

GROUND FLOOR WC

A modernised room with two piece suite in white comprising wash basin with storage, close coupled WC and Upvc window to the rear elevation.

FIRST FLOOR LANDING

2.37m x 2.09m (7' 9" x 6' 10") A wide and welcoming first floor space which leads off to all the bedrooms and also to the family bathroom.

MASTER DRESSING ROOM

5.58m x 2.11m (18' 4" x 6' 11") This room offers lots of space for a dressing table and wardrobes keeping the bedroom area free from clutter and has excellent natural light due to the two Upvc windows. Openway leads into:

MASTER BEDROOM ONE

3.09m x 3.08m (10' 2" x 10' 1") With access off to the en-suite shower room, central heating radiator and ceiling light point.

EN-SUITE SHOWER ROOM

3.09m x 1.38m (10' 2" x 4' 6") An attractive space; refitted with a full width shower, WC and washbasin with storage and with Upvc window to the rear elevation, towel radiator and down-lights to the ceiling.









BEDROOM TWO

3.57m x 3.47m (11' 9" x 11' 5") A spacious double with fitted wardrobes to either side of the chimney breast, ceiling light point, radiator and Upvc window overlooking the garden.

BEDROOM THREE

3.57m x 3.29m (11' 9" x 10' 10") A further generous double with fitted wardrobes, ceiling light point, radiator and Upvc window which allows an aspect to green space opposite the house.

FAMILY BATHROOM

2.37m x 2.34m (7' 9" x 7' 8") A fully equipped bathroom with a four piece suite comprising corner shower cubicle and bath, WC and wash-basin plus full height tiling, timber effect flooring, towel radiator and Upvc window to the rear elevation.

REAR GARDEN

140' 0" x 36' 0" (42.67m x 10.97m) Sizes are approximate and for guidance only. A mature and well stocked space with approximately South-East aspect with two lawned areas, central koi carp pond with filtration and plenty of room for outbuildings.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power and lighting points are fitted throughout the property.



TENURE

Understood to be Freehold.

MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

COUNCIL TAX BAND

The property has a council tax rating of 'D' via Chamwood Borough Council.

FLOOR PLANS

Purchasers should note that the floor plan included within the property particulars is intended to show the relationship between rooms and does not necessarily reflect exact dimensions. Floor plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

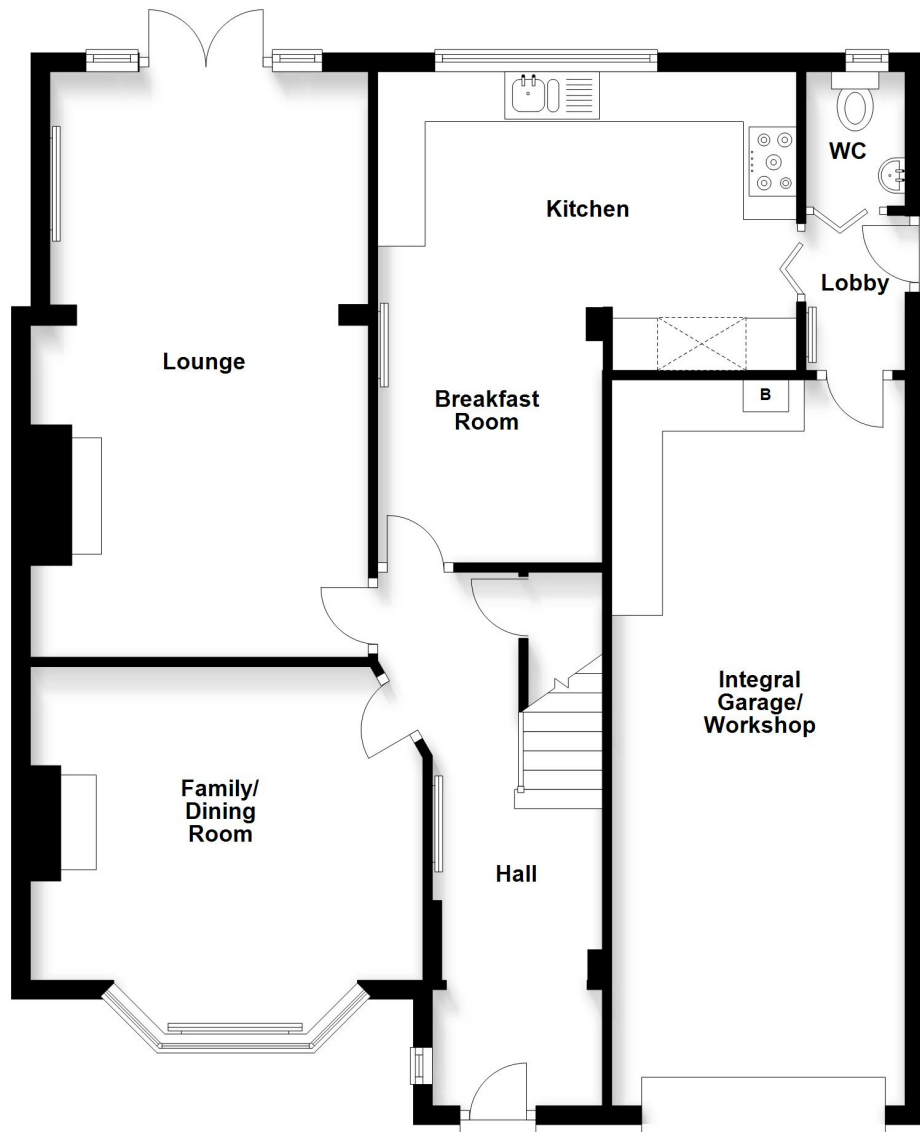


IMPORTANT INFORMATION

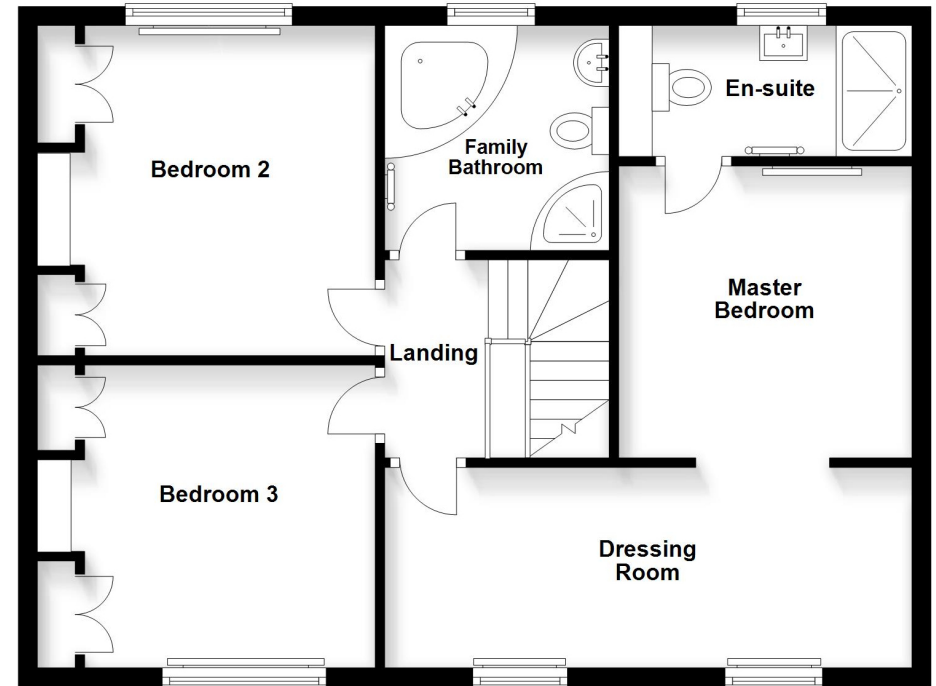
Although we endeavour to ensure the accuracy of property details, we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.







Ground Floor
Approx. 1022.1 sq. feet



First Floor
Approx. 673.6 sq. feet

Total area: approx. 1695.7 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "€" if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

