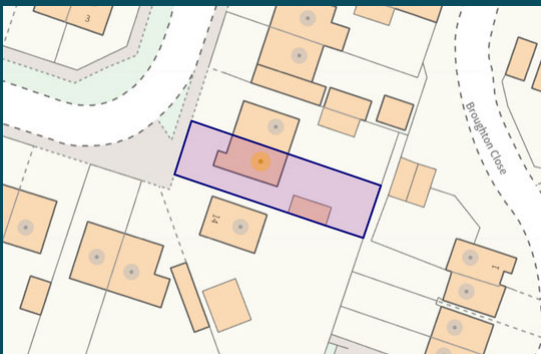




12 Leckhampton Road

Loughborough, Leicestershire, LE11 4TH

MOORE
& YORK



Property at a glance:

- Semi detached family home
- Three bedrooms
- Two reception rooms
- Well presented throughout
- Driveway and garage
- Amenities and shopping nearby
- Walking distance to schools
- Popular Thorpe Acre location
- Cul-de-sac position
- Double glazed and centrally heated

£249,500 Freehold



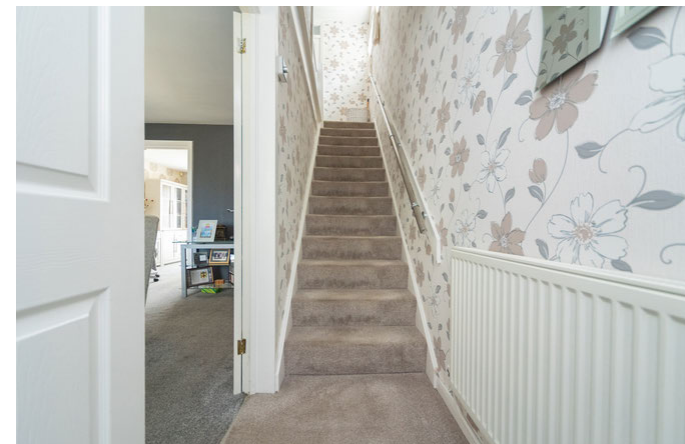
This extremely well presented three bedroom semi-detached home is situated in a cul-de-sac location within the popular Thorpe Acre area of the town and Upvc double glazed and centrally heated with modern fittings, driveway parking, detached garage and a good sized garden at the rear. The internal spaces include a spacious pair of reception rooms, fitted kitchen and shower room with three piece suite and landing leading to the bedrooms on the first floor all of which are a good size.

LOUGHBOROUGH

Loughborough is a well served University & market town situated to the northern part of Leicestershire and offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest with it's golf clubs and equestrian facilities and the M1/M42 motorways.

The University itself is particularly renowned for sporting excellence ranked world no.1 for sports related subjects since 2017 and consistently ranks in the top ten in the uk having been named university of the year on two occasions.

The town also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities, a wealth of employers in diverse sectors and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.



EPC RATING

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

FRONTAGE, DRIVEWAY & GARAGE

The frontage is laid to hardstanding and decorative gravel for ease of maintenance with double gates to the right of the house leading to the driveway and then the garage (6.03m x 2.88m) which is of sectional construction with up and over door, plus Upvc windows and side access door with lighting and power.

UPVC PORCH

1.95m x 1.07m (6' 5" x 3' 6") Glazed to three sides with Upvc access door to side and an internal door to:





HALL

2.25m x 0.90m (7' 5" x 2' 11") With Staircase to the first floor, radiator, ceiling light point and double doors at the side to:

LOUNGE

4.14m x 3.80m (13' 7" x 12' 6") With wide Upvc window to the front elevation, central heating radiator, ceiling light point, contemporary electric feature fire to the chimney breast and full height door to a useful under stairs storage area, access at the rear to:

DINING ROOM

3.18m x 2.50m (10' 5" x 8' 2") With Upvc patio doors overlooking the garden, ceiling light point, radiator and track door to the kitchen.

FITTED KITCHEN

3.18m x 2.20m (10' 5" x 7' 3") Re-fitted with a modern range of base and eye level units with complimentary worktops and contrasting tiling as well as composite sink with swan-neck mixer, appliance spaces, wall mounted Vaillant boiler and Upvc windows to the side and rear elevations. Door to the rear garden and ceiling light point.

FIRST FLOOR LANDING

2.37m x 1.90m (7' 9" x 6' 3") With Upvc window to the side elevation, ceiling light point and large loft hatch with ladder. Doors lead off to all three bedrooms and the shower room.

MASTER BEDROOM

4.10m x 2.66m (13' 5" x 8' 9") With built in wardrobe further increasing the available space having sliding mirrored doors. Ceiling light point, radiator and Upvc window to the front elevation.

BEDROOM TWO

2.81m x 2.80m (9' 3" x 9' 2") An additional double room with radiator, ceiling light point and Upvc window overlooking the rear garden.

BEDROOM THREE

3.18m x 2.06m (10' 5" x 6' 9") A good sized single room with Upvc window to the front elevation, ceiling light point and central heating radiator.

SHOWER ROOM

1.91m x 1.90m (6' 3" x 6' 3") With three piece suite in white comprising wash-basin, close coupled WC and quadrant shower cubicle plus chrome finish towel radiator, ceiling light point and Upvc window to the rear elevation.

REAR GARDEN

A good sized space with a large patio area running the length of the garage then giving way via a step up and wrought iron gate to a lawned space with 2.66m x 2.05m (internal) garden shed to the side with lighting and power.

COUNCIL TAX BAND

The property has a council tax rating of 'C' via Charnwood Borough Council.









MAKING AN OFFER

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

FLOOR/PLOT PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. 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.



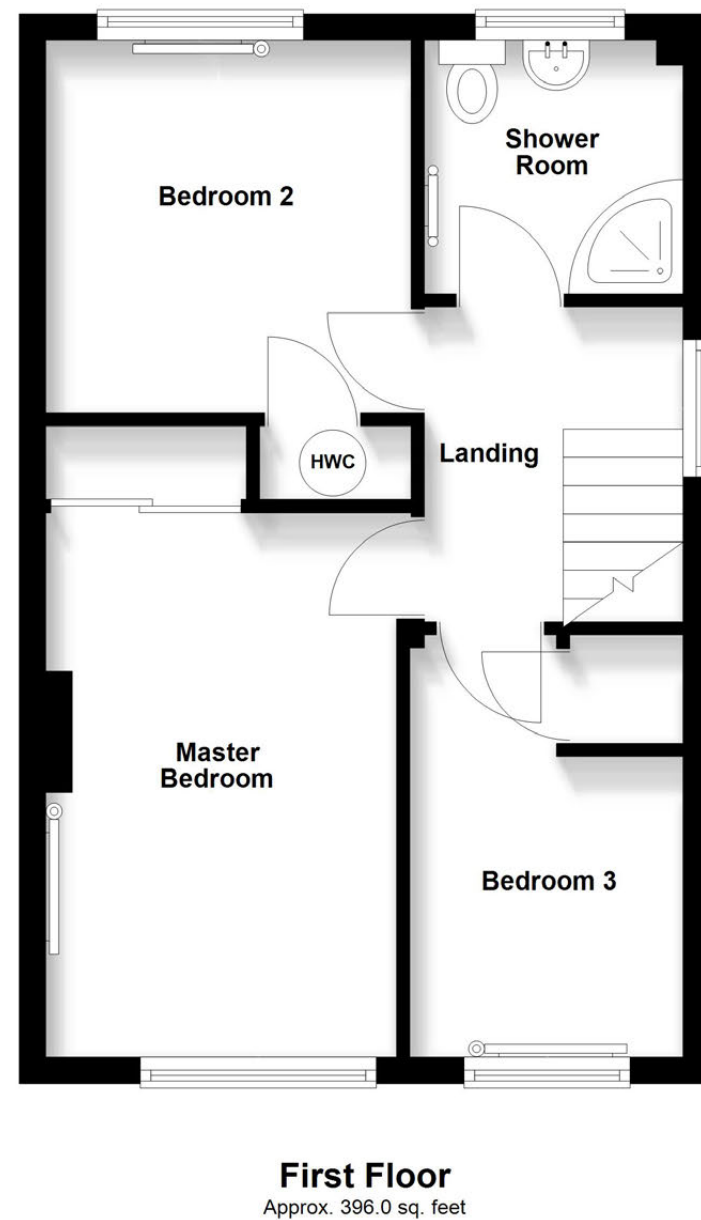
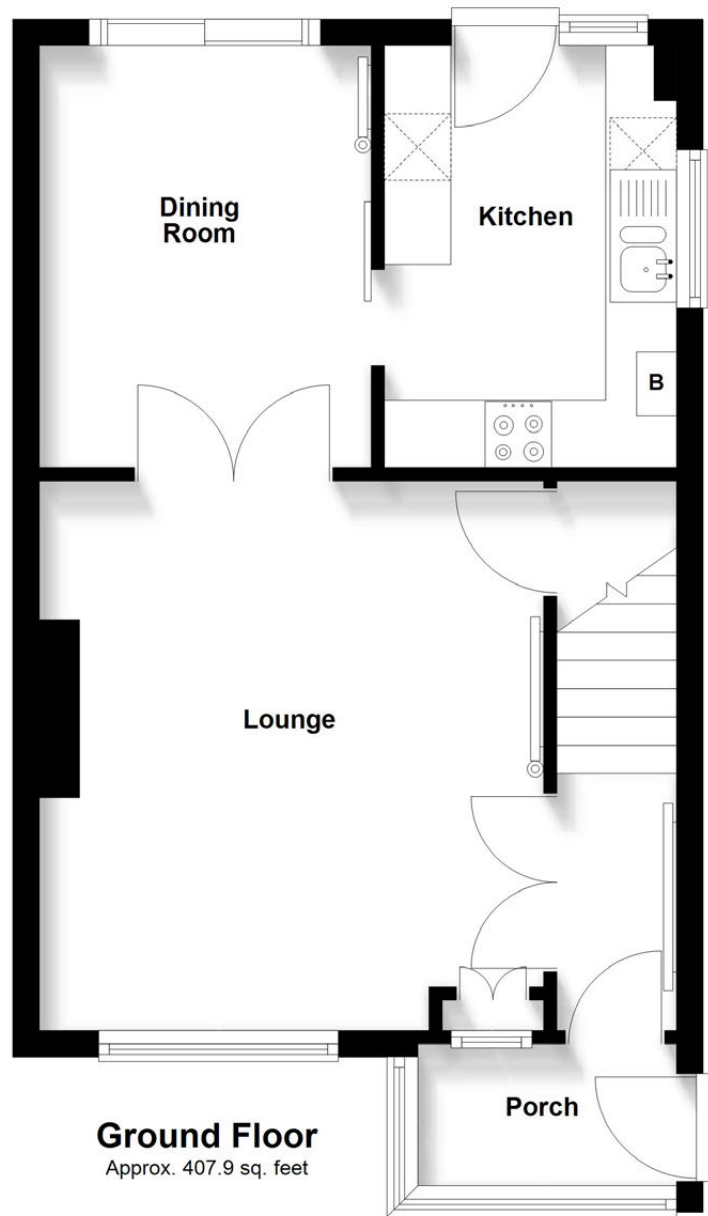
IMPORTANT INFORMATION

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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.





Total area: approx. 803.9 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

