



248 Braddon Road

Loughborough LE115YX

MOORE
& YORK



Property at a glance:

- Semi Detached Family Home
- Three Bedrooms
- Modern Bathroom
- Lounge to Front
- Spacious Kitchen Diner to Rear
- Driveway Parking
- Well Appointed & Presented Throughout
- Popular Location
- Close to Schools and Shopping
- Upvc Double Glazed

£240,000 Freehold



A beautifully presented three bedroom semi detached home in this popular North Loughborough location which is well appointed, modern and spacious, having plentiful parking, good sized, enclosed rear garden and centrally heated and Upvc doubled glazed living spaces which also include a welcoming hall, open plan kitchen diner, re-fitted bathroom, ample storage and all set within easy reach of local shops, amenities and schooling.

LOUGHBOROUGH

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

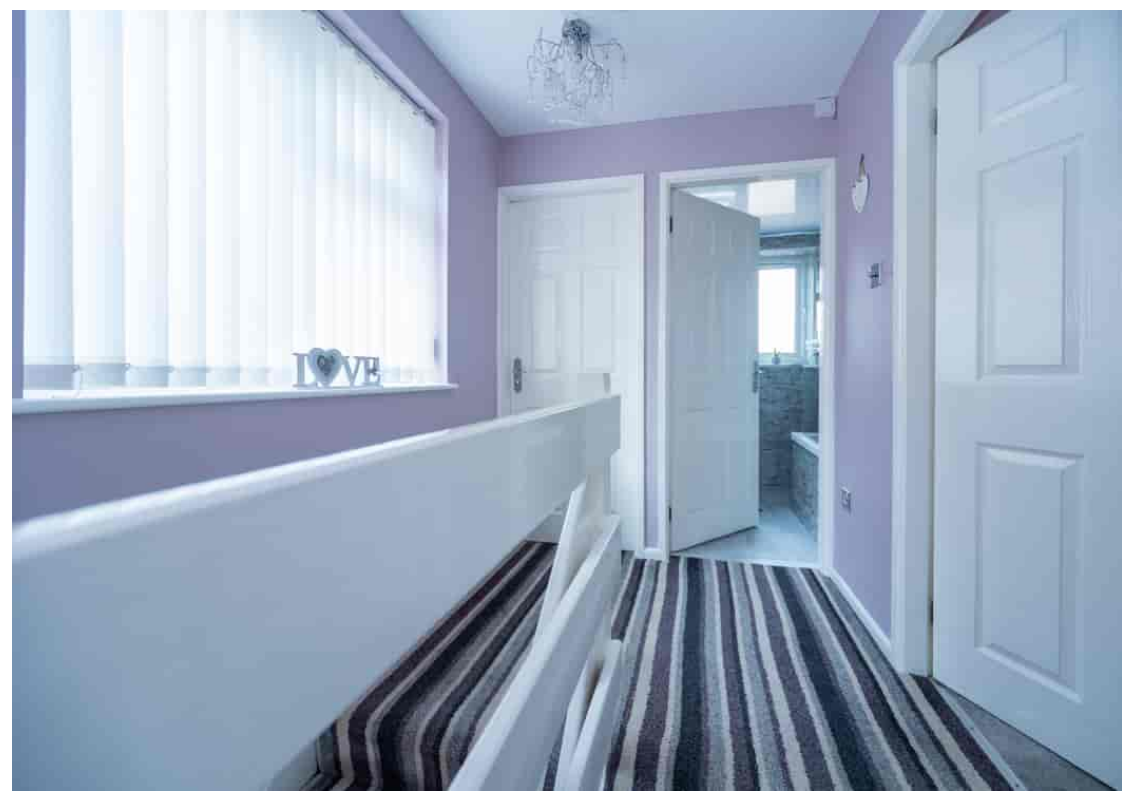
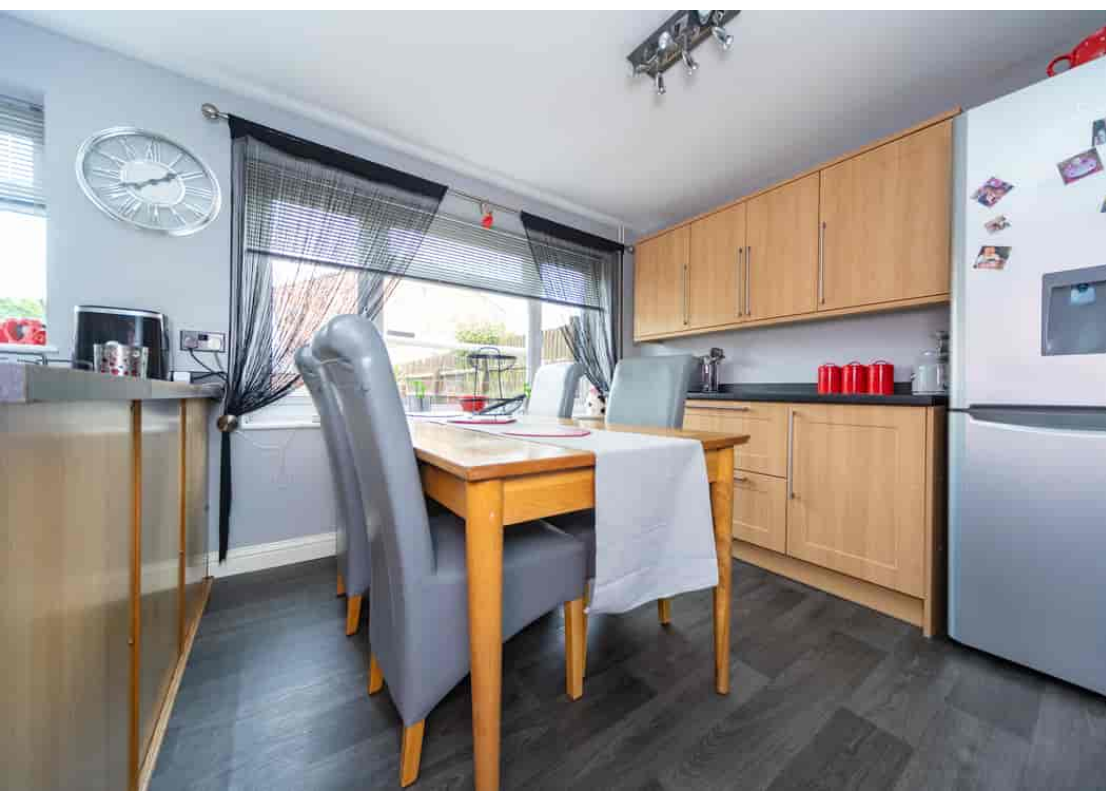
Loughborough also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for this property is 'tbc' - for the full report please visit the government EPC register and search via the property postcode.

FRONTAGE

The property has a frontage laid to a mixture of paved and gravel driveway for two/three cars and a gated area at the side of the house is ideal for the concealed siting of refuse/recycling





bins.

HALL

3.84m x 1.84m (12' 7" x 6' 0") With composite door and Upvc side screen to the front elevation and ceiling light point, radiator and timber plank flooring. Understairs storage and doors of to the following two rooms:

LOUNGE

4.05m x 3.50m (13' 3" x 11' 6") With Upvc double glazed window to the front elevation, radiator and ceiling light point plus feature fireplace with living flame pebble fire and surround.

KITCHEN DINER

5.44m x 3.00m (17' 10" x 9' 10") max. With two Upvc windows, both overlooking the rear garden and the dining area having units and serving space to match the kitchen with space at the side for upright fridge freezer and central heating radiator. The kitchen is fitted with ample storage and work surface space, stainless steel sink with drainer, inbuilt oven and hob, space for washing machine and at the side a door leads to:

LEAN-TO

5.27m x 1.61m (17' 3" x 5' 3") Of timber construction and a useful and very useable outside space that has functioned as a gym, laundry/utility space and even occasional bedroom over recent years. Doors to front and rear.

LANDING

2.36m x 1.74m (7' 9" x 5' 9") With Upvc window to the properties side elevation and ceiling light point, bannister matching the staircase and doors off to the three bedrooms, bathroom and to a useful walk in store room which could possibly provide a second WC if required.

MASTER BEDROOM

3.25m x 2.90m (10' 8" x 9' 6") min. With Upvc window overlooking the rear garden, ceiling light point and central heating radiator.

BEDROOM TWO

3.65m x 3.01m (12' 0" x 9' 11") ave. With Upvc window to the front elevation, ceiling light point, radiator and built in wardrobe to the corner of the room.

BEDROOM THREE

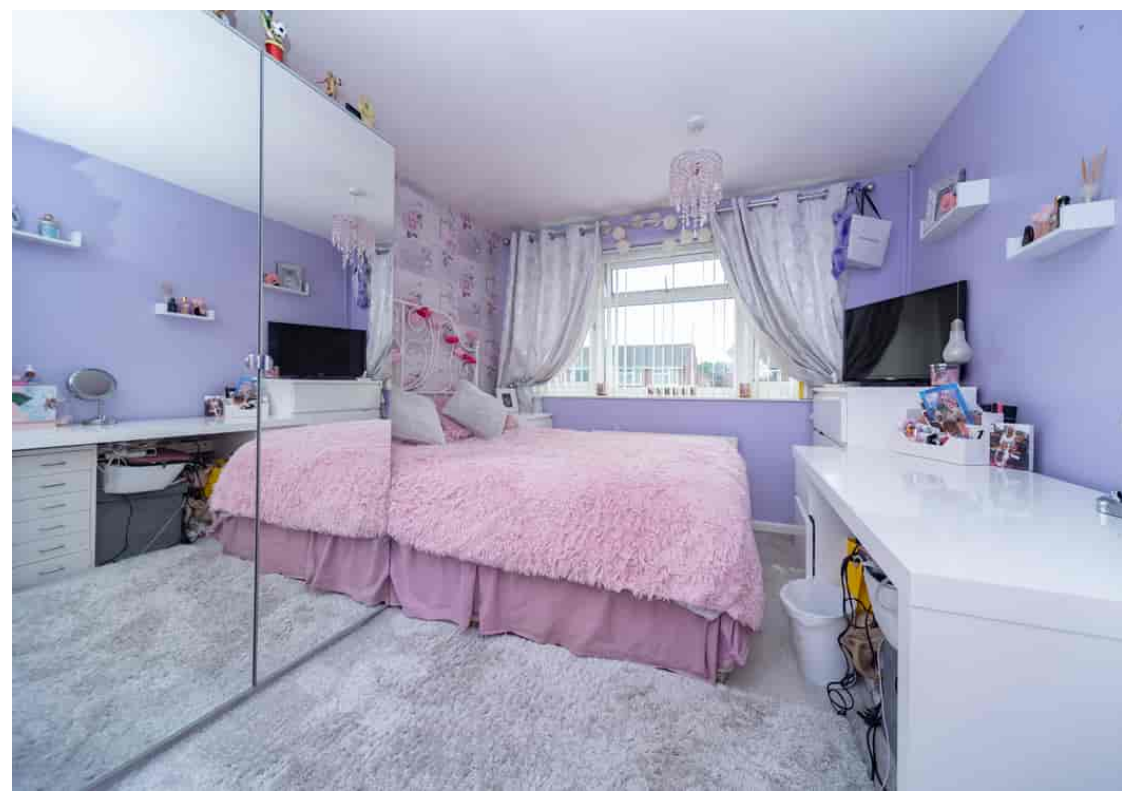
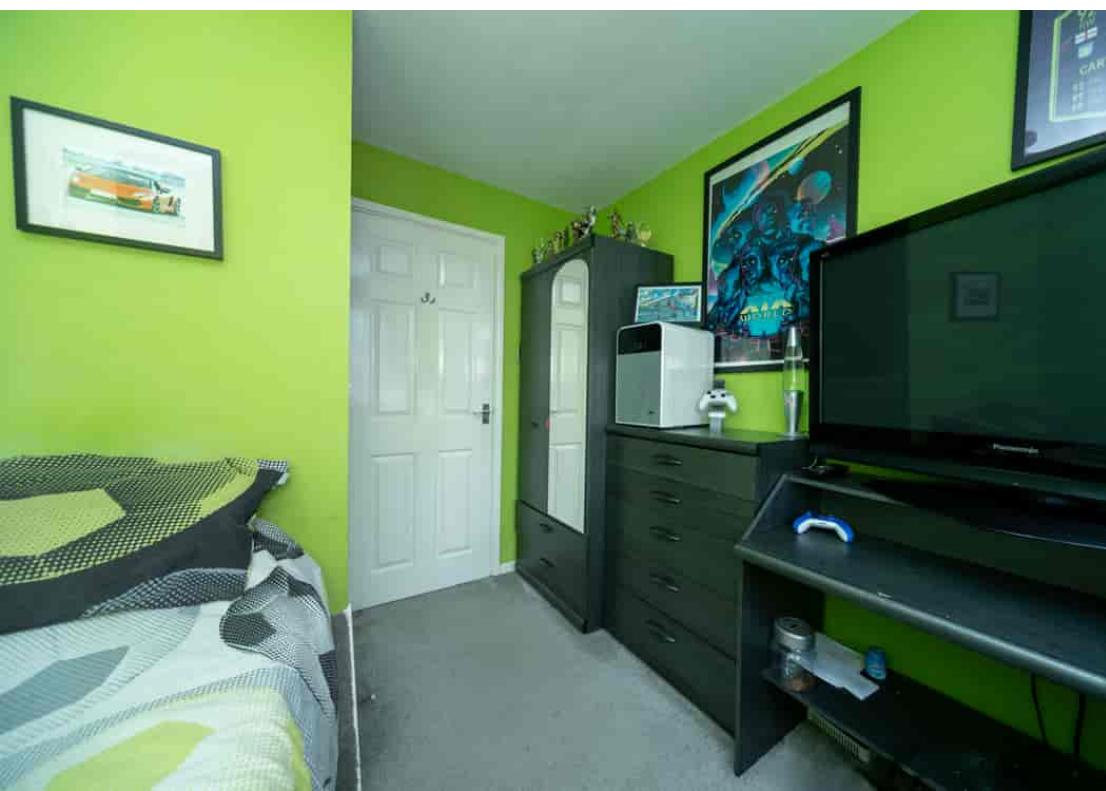
2.73m x 2.44m (8' 11" x 8' 0") max. With Upvc window to the front elevation and ceiling light point, storage recess and central heating radiator.

BATHROOM

2.27m x 1.66m (7' 5" x 5' 5") max. With modern re-fitted three piece suite comprising bath with screen and shower, WC and wash basin with storage beneath. ceiling light point, towel radiator and Upvc opaque window to the rear elevation.

GARDENS

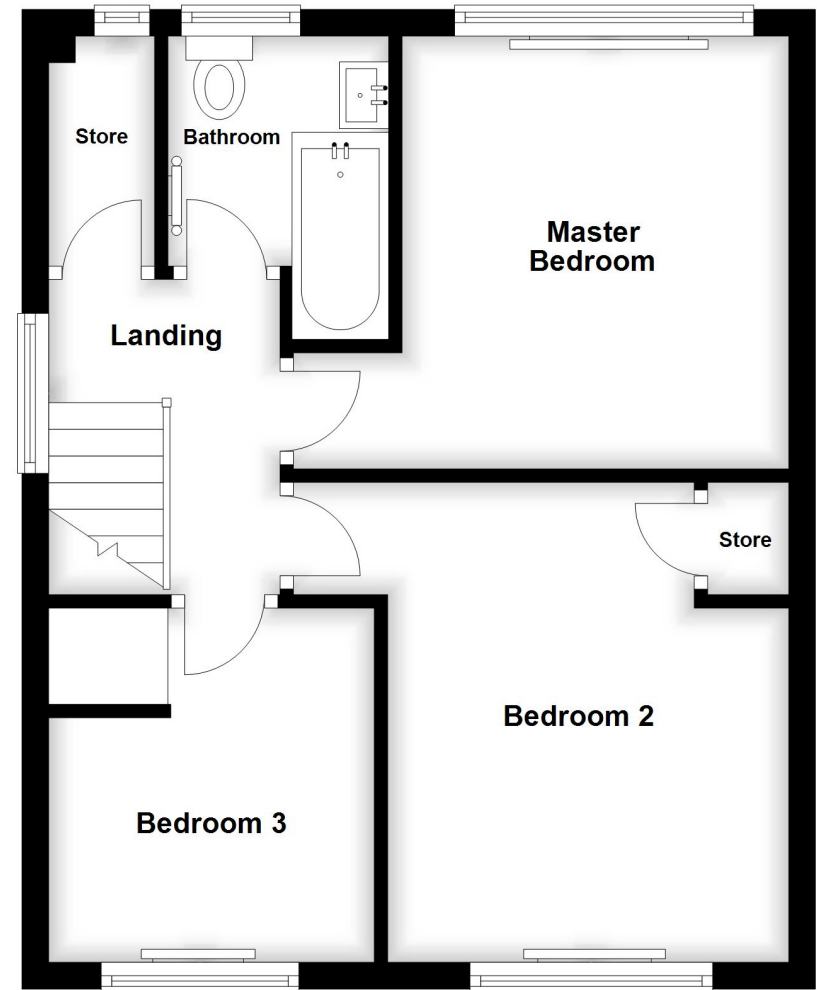
The garden really is a generous size without being so large as to be hard work and the current owner has landscaped to provide ease of use for relaxing and entertaining with minimal effort. There are two decked seating areas with the remainder graveled with fencing to the boundaries with space for garden shed and a largely un-overlooked rear aspect.



Ground Floor



First Floor



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

