



143 Braddon Road, Loughborough

Leicestershire, LE115YU

MOORE
& YORK



Property at a glance:

- Semi Detached Family Home
- Three Bedrooms
- Modern Kitchen
- Bathroom with Shower
- Driveway Parking
- Spacious Rooms
- Well Appointed & Presented
- Popular and Sought After Location
- Enclosed Garden
- Large Summer House

£249,950 Freehold



A well presented three bedroomed semi detached home in this popular location which is both spacious and well appointed with modern kitchen and bathroom, spacious lounge, dining room and bathroom completing the living spaces. Outside; the house, which is conveniently located for local shopping and schools, offers a re-laid two car driveway and a fully enclosed rear garden with immaculate lawn, full width patio and a good sized summer house situated to the foot of the plot ideal for home gym or office space.

LOUGHBOROUGH

Loughborough is a thriving Market/University town and offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways as well as travel throughout the midland by roads.

The town offers a good range of major shopping brands and a wide spread of employers plus offers a fine range of amenities including excellent day-to-day 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 'D' 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

The property's frontage has been re-laid to block paving which provides comfortable parking space for two cars with shrubbery to the front bedding area and a shared driveway/entry between the house and its neighbour leading rearwards to the enclosed garden. Gas and electricity meters are mounted externally to the front and side elevations.





ENTRANCE HALL

1.83m x 1.20m (6' 0" x 3' 11") With Upvc windows to front and side, door to the front elevation, coat pegs and door leading through to:

LOUNGE

5.17m x 3.62m (17' 0" x 11' 11") An impressive space with open plan staircase to the first floor, coved ceiling with light point, radiator, feature fireplace, Upvc bow window to the front elevation and open-way with glazed side screens leading rearwards to:

DINING ROOM

2.88m x 2.76m (9' 5" x 9' 1") With Upvc French doors to the garden, coved ceiling with light point, upright radiator and open way at the side of the room to:

KITCHEN

2.88m x 2.32m (9' 5" x 7' 7") Attractively re-fitted with shaker style units in creme with contrasting wood block style work surfaces and with tiled splashbacks which tie the two together in a very pleasing way. Upvc window to the rear elevation, ceiling light point, oven, hob and extractor, sink with drainer and mixer, in-built fridge/freezer and space for washing machine.

FIRST FLOOR LANDING

1.86m x 1.82m (6' 1" x 6' 0") With doors off to all three bedrooms and the family bathroom, ceiling light point.

BEDROOM ONE

3.24m x 2.92m (10' 8" x 9' 7") With Upvc window overlooking the garden, ceiling light point, radiator and double wardrobe with sliding mirror finish doors.

BEDROOM TWO

3.66m x 2.72m (12' 0" x 8' 11") min. With Upvc window to the front elevation, ceiling light point and radiator plus built in cupboard to the corner of the room housing the modern central heating boiler.

BEDROOM THREE

2.70m x 2.35m (8' 10" x 7' 9") max. With built in storage over the stairwell, radiator and ceiling light point.









BATHROOM

1.98m x 1.85m (6' 6" x 6' 1") With white three piece suite comprising paneled shower bath with screen and shower, wash basin and closed coupled WC. Towel radiator, ceiling light point and opaque Upvc window to the rear elevation.

GARDENS AND SUMMER HOUSE

The garden has a full width patio to the immediate rear of the house which give plenty of room for entertaining when required. The remainder of the garden is laid to a very well maintained lawn with stepping stones to a decking space in front of the summer house which has french doors and additional window to the front elevation and space at the side for a timber garden store. N.B. the summer house is large enough to offer potential for home office space / gym / workshop or simply a great deal of storage space.

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.

COUNCIL TAX BAND

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

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.



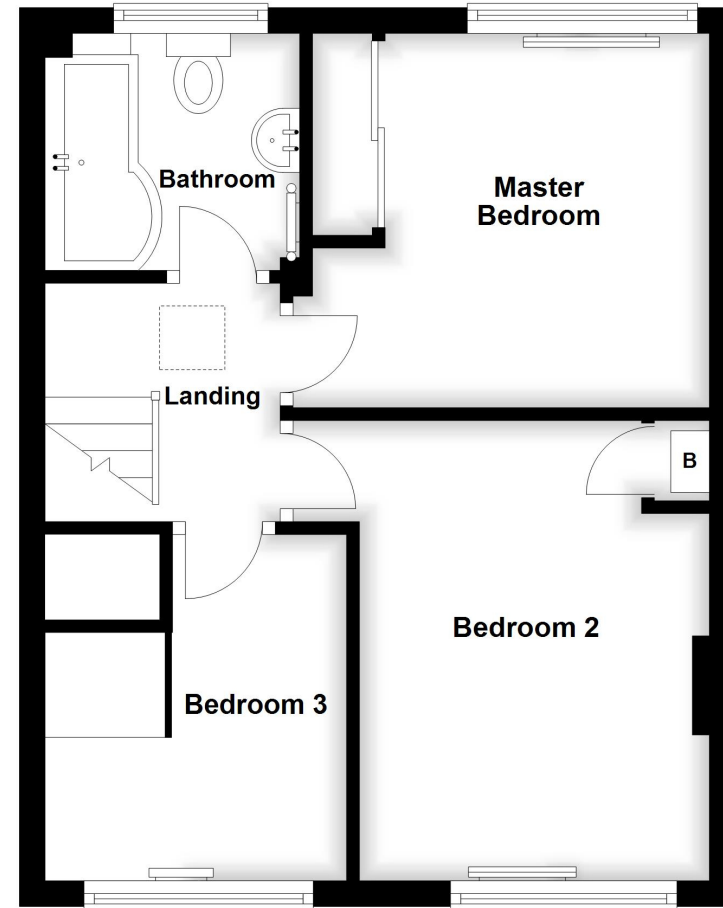
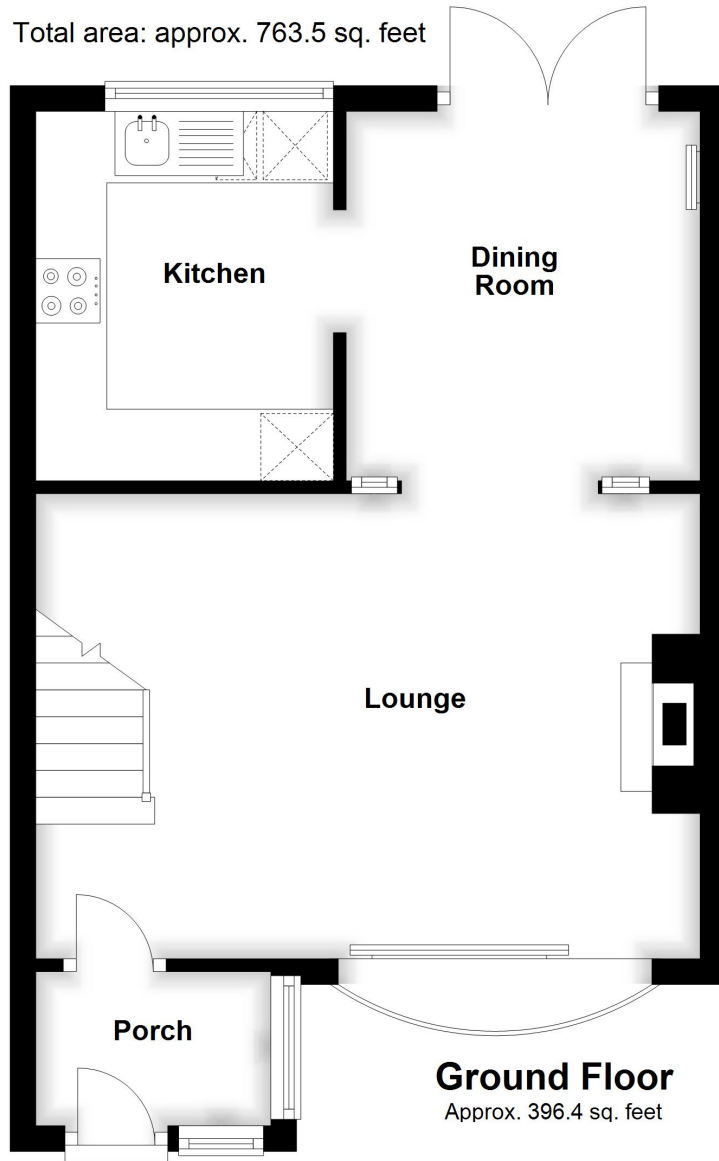
PLOT/FLOOR PLANS

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.

Total area: approx. 763.5 sq. feet



First Floor
Approx. 367.0 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

