



311 Park Road, Loughborough, Leicestershire. LE11 2HF

£260,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

MMACULATELY PRESENTED! Reddington Sales & Lettings are pleased to present to market this stunning TRADITIONAL 3 BEDROOM semi detached property, which is located within close proximity to Loughborough town centre. This property is an IDEAL FAMILY HOME with Primary schools and a secondary school within the vicinity along with shops, a supermarket and a post office. There is a 100ft long rear garden complete with a detached summerhouse/office at the bottom and to the front, there is off road parking for 2 large cars. Viewing is HIGHLY recommended in order to appreciate!

EPC rating D, Council tax band B.

FEATURES

- Traditional semi detached
- Stylish interior
- 100ft long rear garden
- Detached summerhouse/office
- Log burning stove
- 3 bedrooms
- Off road parking
- Close to Loughborough town centre
- Large kitchen diner



ROOM DESCRIPTIONS

Front

Traditional frontage with gravelled driveway providing off road parking for 2 large vehicles.

Entrance Hall

Accessed via the side of the property. With wood effect flooring, heating radiator, ceiling pendant lighting, stairs leading up to the first floor and doors giving access to the lounge and kitchen/diner.

Lounge

4.39m x 3.61m (14' 5" x 11' 10") A stunning lounge with a feature UPVC double glazed window to the front, log burning stove with flagstone hearth and solid oak lintel, heating radiator, wood effect flooring, ceiling pendant lighting and original panelled door entrance.

Kitchen/Diner

6.30m max x 4.50m max narrowing to 3.35m and 1.78m. An impressive family/entertaining kitchen/dining area with UPVC double glazed doors leading out to the rear garden, selection of high gloss matching wall, eye and base units with worktop over, integrated appliances including fridge, freezer, four ring gas hob and microwave. There is also an inset porcelain sink unit, solid oak wall shelf, tiled splashbacks, wood effect flooring, heating radiators, access to an under stairs storage cupboard, ceiling spotlights and pendant lighting and original panelled door entrance.

Stairs & Landing

Stairs leading up from the entrance hall. Landing giving access to all 3 bedrooms, bathroom and airing cupboard.

Bedroom 1

4.57m x 3.00m (15' 0" x 9' 10") An impressive sized master bedroom with UPVC double glazed window to the front, heating radiator, ceiling pendant lighting, wood effect flooring and original panelled door entrance.

Bedroom 2

2.97m x 2.46m (9' 9" x 8' 1") Double sized bedroom with UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting, wood effect flooring and original panelled door entrance.

Bedroom 3

3.00m x 2.08m (9' 10" x 6' 10") With UPVC double glazed window to the rear, heating radiator, ceiling pendant lighting, wood effect flooring and original panelled entrance door.

Bathroom

A stunning, period style white three piece suite with panelled bath with wall mounted shower and shower screen, low level WC, hand wash basin, part tiled walling, wood effect flooring, wall mounted chrome heated towel rail, extractor fan, UPVC double glazed window to the side, original panelled entrance door and ceiling spotlights.

Rear Garden

An attractive 100ft rear garden with planted borders, maturing trees, large slabbed patio which is ideal for entertaining, laid to lawn area, outdoor lighting, outdoor tap access, timber built garden shed and central pathway leading up to the detached summerhouse/office.

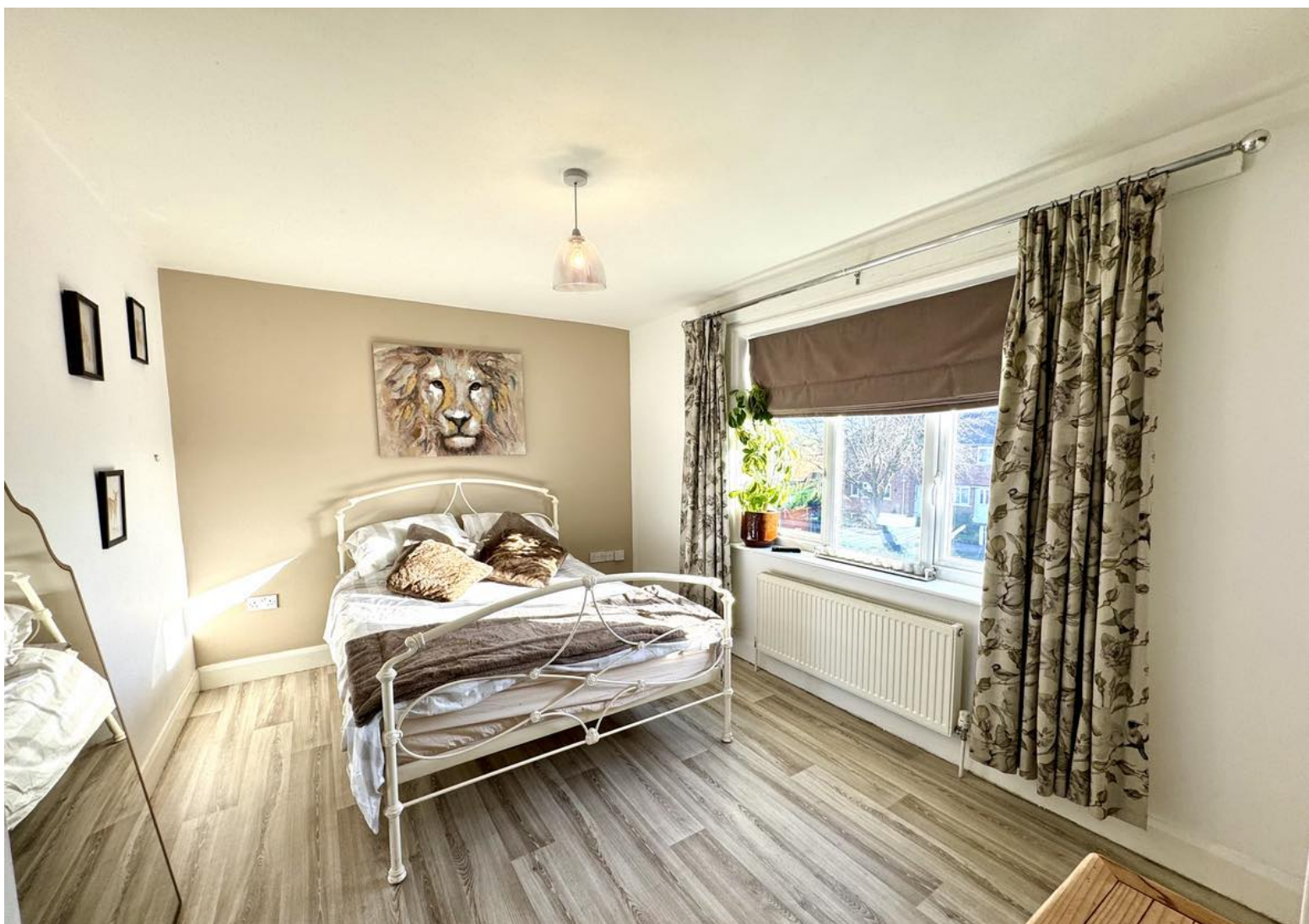
Detached Summerhouse/Office

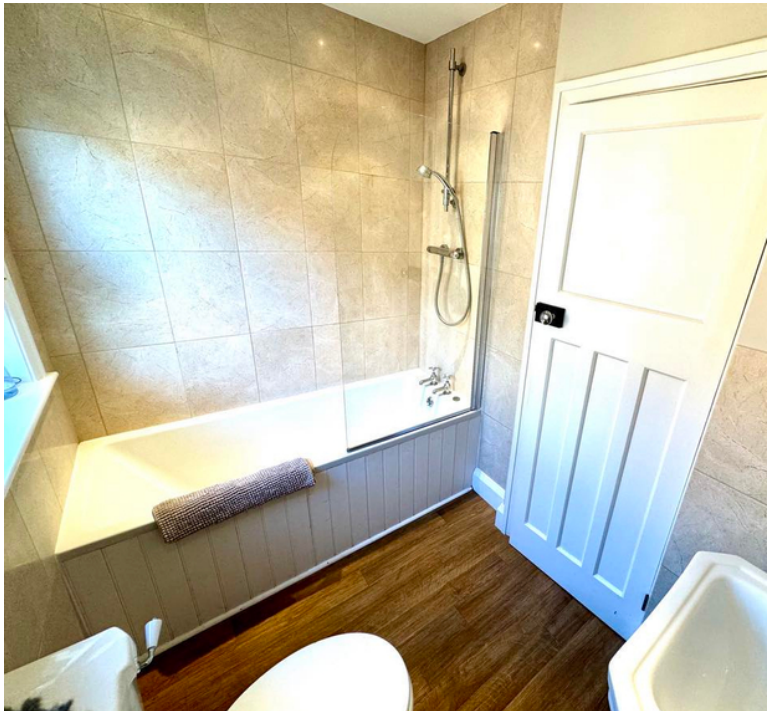
3.05m x 3.05m (10' 0" x 10' 0") To the very bottom of the garden is a detached summerhouse/office which is internally plastered, and painted along with UPVC double glazed double doors and full height window, wood effect flooring, electric wall mounted heater and TV aerial point.

Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	