



DRAFT DETAILS

**25 BROOKSIDE ROAD, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 3PQ**



OFFERS IN THE REGION OF: £289,950

A well-presented extended four bedroom semi-detached property on this popular cul-de-sac on the forest side of town. An entrance porch leads through to the entrance hall which has WC off, storage cupboard, stairs to the first floor and door through to the spacious lounge. Double doors from the lounge lead through to the well-appointed family kitchen which has several integrated appliances, Sonos system, dining area and lounge area overlooking the rear garden and utility room off. To the first floor, there are two double bedrooms and a single bedroom. Three piece shower room. To the second floor, there is a double bedroom. Outside, there is off road parking to the front with well-established garden to the rear which includes a brick built garage currently separated into two halves, one for storage and one for a gym/play area. Raised decking and summer house. This property is situated in a popular location and it is also very well presented and must be viewed to appreciate this. The property is being sold with no upward chain. Energy Rating C.

THINKING OF SELLING?

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Residential Sales

ACCOMMODATION:

ENTRANCE PORCH: Double glazed window to the front elevation. Ceiling light point. Door through to: -

ENTRANCE HALL: Staircase rising off to the first floor accommodation. Ceiling light point. Central heating radiator. Double-glazed window to the side elevation. Storage cupboard. Internal door to the lounge. Further internal door to:

WC: Comprises of a two piece suite to include WC and wash hand basin. Ceiling light point. Double-glazed window to the side elevation.

LOUNGE: 5.28m x 3.43m (17'4" x 11'3") Double-glazed window to the front elevation. Ceiling light point. Two wall light points. Central heating radiator. TV stand inset to fire ingress. Double doors leading through to: -

OPEN PLAN FAMILY KITCHEN DINING AREA:

17'1" x 17'5" minimising to 9'10" x 11'5" (5.2m x 5.30m minimising to 3m x 3.5m) Ceiling downlight. Sonos speaker. Two velux windows to the rear elevation. Patio door overlooking the garden. Two feature radiators. Door to the utility room. Open plan into:

KITCHEN AREA: The roof was fitted approximately 4 years ago. With base and eye level units and roll edge worksurface. Inset 1½ bowl sink with side drainer. Integrated double oven, separate hob and extractor hood over. Dishwasher and wine fridge. Two of the cupboards provide storage space and access for either Virgin or Sky box under the main counter unit. In the corner unit, there is the Sonos master box. Double-glazed window to the rear elevation. Ceiling downlight. Sonos speaker and two pop up extension sockets.

UTILITY ROOM: 2.31m x 1.8m (7'7" x 5'11") Base units with sink inset. Integrated washing machine. Ceiling light point. Door to the side elevation.

FIRST FLOOR LANDING: Double glazed window to the side elevation. Ceiling light point. Staircase to the second floor. Internal doors giving access to: -

BEDROOM 1: 4.12m x 3.53m (13'6" x 11'7") into wardrobe recess. Double-glazed window to the front elevation. Ceiling light point. Central heating radiator. Three built-in double wardrobes, single wardrobe and vanity unit recess.

BEDROOM 2: 3.18m x 3.05m (10'5" x 10') Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator.

BEDROOM 3: 2.29m x 2.29m (7'6" x 7'6") into wardrobe recess. Double-glazed window to the rear elevation. Ceiling light point. Central heating radiator. Built-in wardrobe.

SHOWER ROOM: Comprises of a three piece suite to include corner shower cubicle, WC and wash hand basin. Double-glazed window to the side elevation. Ceiling light point. Heated ladder effect towel rail.



SECOND FLOOR LANDING: Storage cupboard at the top of the stairs. Ceiling light point. Door into: -

LOFT ROOM: 3.53m x 3.05m (11'7" x 10' These are maximum measurements and do not exclude sloping pitched ceiling to parts of this room) Velux window to the rear elevation. Two velux windows to the front elevation. Ceiling light point. Central heating radiator.

OUTSIDE: To the front, there is a block paved driveway providing off road parking. This leads down the side of the house to the rear garden giving further hardstanding to the left. To the rear is a brick built garage which is fairly separated into two halves with storage to the front and gym/play area to the rear. To the side of this, there is a shaped lawn which forms part of the garden and then passing through to the rear, where there is a raised second area to the right hand side. To the left hand side, there is a large summer house. This area is of low maintenance.

SERVICES: All services are connected to the property. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property to be freehold and vacant possession will be given upon completion of the sale.

LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

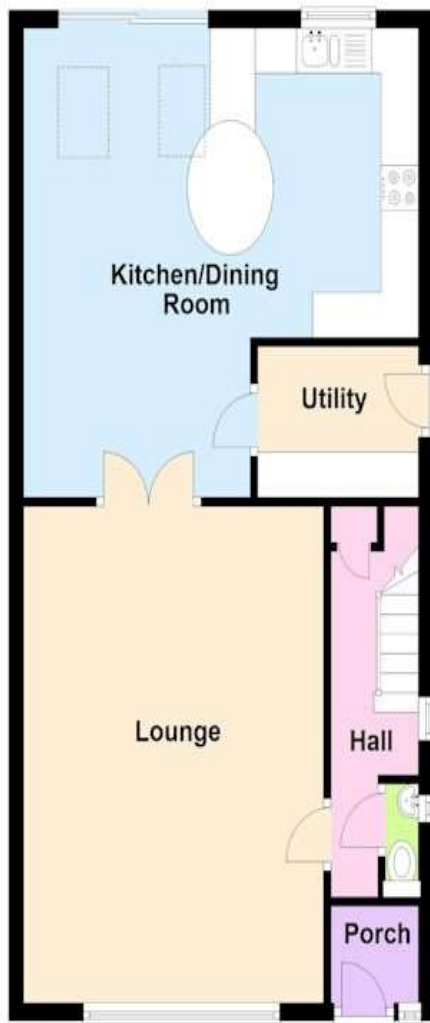
MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on 23/01/2020. We are members of The Property Ombudsman scheme.



Ground Floor



First Floor



Second Floor

