3 bed detached house to buy in

Valley Road, Leicester, Leicestershire, LE11 3PY

£280,000 Starting Bid

x 3 x 2 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts'
- Four Bedroom Detached House
- Substantial Lounge & Dining Room
- EPC Rating D

Key Information

- Council Tax: Band E
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms and Conditions apply.

FANTASTIC FOUR BEDROOM DETACHED HOUSE SITUATED ON THE POPULAR FOREST SIDE OF LOUGHBOROUGH WITH A DETACHED GARAGE, SUBSTANTIAL LOUNGE, DINING ROOM, FITTED KITCHEN, UTILITY ROOM, FAMILY BATHROOM AND DOWNSTAIRS SHOWER ROOM, EXTENSIVE REAR GARDEN AND DRIVEWAY

Pattinson Auction in partnership with SP Sales & Lettings are pleased to introduce this excellent four bedroom detached house to the market in the popular forest side location of Loughborough.

The accommodation briefly comprises of an entrance hall, lounge, dining room, kitchen utility room and shower room to the ground floor. To the first floor there are four bedrooms and a family bathroom. The property also benefits from having a driveway, detached garage and substantial rear garden.

Call now to view!

Entrance Hall

With a composite door to the front elevation, a radiator, an under stairs storage cupboard and stairs providing access to the first floor accommodation

Lounge

21' 1'' x 21' 7'' (6.43m x 6.57m)

(maximum measurements as L shaped)

With a UPVC window to the front elevation, UPVC sliding doors to the rear elevation, three radiators, a gas fire with feature surround and shelving and cupboard units.

Dining Room

13' 5'' x 10' 2'' (4.08m x 3.11m)

With double sliding French doors to the rear and a radiator

Kitchen

16' 0'' x 10' 2'' (4.87m x 3.09m)

The kitchen is fitted with a range of wall and base units, sink and drainer unit, five ring gas hob, double electric oven, plumbing and space for a dishwasher, a radiator, a UPVC window to the side elevation and a door and window to the side.

Downstairs Shower Room

Three piece suite comprising of a corner shower cubicle, low-level WC, wash hand basin, an extraction fan and window to the front

First Floor Landing

With an overhead loft access hatch and an airing cupboard

Master Bedroom

14' 3'' x 12' 3'' (4.35m x 3.73m)

With a UPVC window to the front elevation, a radiator, fitted wardrobes and fitted drawers

Bedroom Two

14' 4'' x 9' 2'' (4.36m x 2.79m)

With a UPVC window to the rear elevation, a radiator and fitted wardrobes and desk

Bedroom Three

12' 1'' x 11' 1'' (3.69m x 3.37m)

With a UPVC window to the front elevation, a radiator and fitted drawers and dressing table

Bedroom Four

9' 1'' x 7' 4'' (2.78m x 2.24m)

With a UPVC window to the rear elevation and a radiator

Family Bathroom

With a three-piece suite comprising of a panelled bath with shower over, a low-level WC, basin vanity unit, a radiator and a UPVC window to the rear elevation.

Rear Garden

Mainly laid to lawn with mature shrubs and trees, a patio area, wooden shed and carport

Garage

With an electric roller door, a UPVC window and door to the side elevation, power and lighting

Utility Cupboard

With access from the carport with a wall mounted gas central heating boiler and plumbing for a washing machine and tumble dryer

Front

With a front lawn and driveway with gated access to the garage

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £280,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hall

With a composite door to the front elevation, a radiator, an under stairs storage cupboard and stairs providing access to the first floor accommodation

Lounge

6.43m x 6.57m (21'1" x 21'6")

(maximum measurements as L shaped)
With a UPVC window to the front elevation, UPVC sliding doors to the rear elevation, three radiators, a gas fire with feature surround and shelving and cupboard units.

Dining Room

4.08m x 3.11m (13'4" x 10'2")

With double sliding French doors to the rear and a radiator

Kitchen

4.87m x 3.09m (15'11" x 10'1")

The kitchen is fitted with a range of wall and base units, sink and drainer unit, five ring gas hob, double electric oven, plumbing and space for a dishwasher, a radiator, a UPVC window to the side elevation and a door and window to the side.

Downstairs Shower Room

Three piece suite comprising of a corner shower cubicle, low-level WC, wash hand basin, an extraction fan and window to the front

First Floor Landing

With an overhead loft access hatch and an airing cupboard

Master Bedroom

4.35m x 3.73m (14'3" x 12'2")

With a UPVC window to the front elevation, a radiator, fitted wardrobes and fitted drawers

Bedroom Two

4.36m x 2.79m (14'3" x 9'1")

With a UPVC window to the rear elevation, a radiator and fitted wardrobes and desk

Bedroom Three

3.69m x 3.37m (12'1" x 11'0")

With a UPVC window to the front elevation, a radiator and fitted drawers and dressing table

Bedroom Four

2.78m x 2.24m (9'1" x 7'4")

With a UPVC window to the rear elevation and a radiator

Family Bathroom

With a three-piece suite comprising of a panelled bath with shower over, a low-level WC, basin vanity unit, a radiator and a UPVC window to the rear elevation.

Rear Garden

Mainly laid to lawn with mature shrubs and trees, a patio area, wooden shed and carport

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Utility Cupboard

With access from the carport with a wall mounted gas central heating boiler and plumbing for a washing machine and tumble dryer

Front

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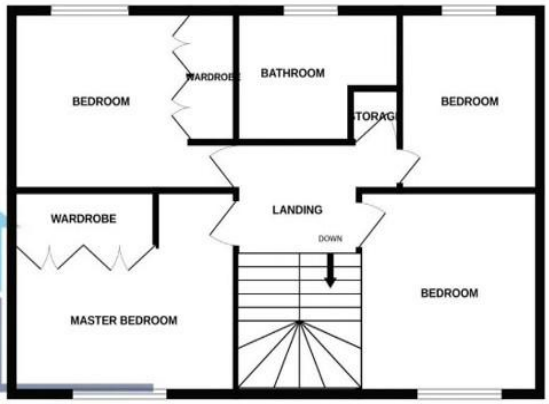
GROUND FLOOR

1ST FLOOR



SP Sales & Lettings

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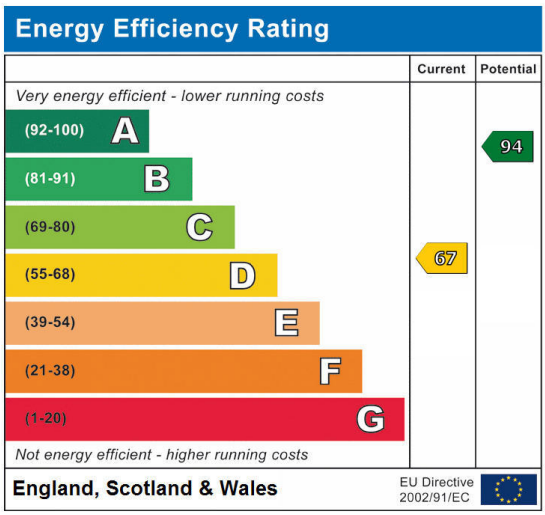

Valley Road, Leicester, Leicestershire, LE11 3PY

Contact your local branch today for more information on this property:

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