



MAYNARD
ESTATES



155 Tuckers Road
Loughborough, LE11 2PH

Asking price £250,000



Brief Description

Situated on the edge of Loughborough, this WELL PRESENTED THREE DOUBLE BEDROOM HOME has been lovingly maintained by the current owner and offers spacious, versatile accommodation throughout.

The property is offered with NO UPWARD CHAIN and benefits from a number of modern improvements, including a contemporary breakfast kitchen, recently replaced composite front door and attractive decorative finishes. The ground floor comprises an entrance hall, ground floor WC, spacious living room with feature fireplace and gas fire, separate dining room, MODERN BREAKFAST KITCHEN and an additional reception room created from part of the former garage. This versatile space could be used as a home office, playroom, snug, hobby room or further sitting room, depending on individual requirements.

The living room features a large double glazed bow window, fitted blinds, ceiling coving and a FEATURE FIREPLACE, whilst the dining room benefits from French doors opening onto the rear garden. The breakfast kitchen is fitted with a range of modern wall and base units, integrated Neff oven and grill, microwave, gas hob and extractor, together with space and plumbing for a washing machine and dishwasher.

To the first floor are three good sized double bedrooms, a family bathroom and separate WC. Bedroom one benefits from a large double glazed window and useful dressing area, whilst bedrooms two and three also offer good proportions and useful storage.

Outside, the BEAUTIFUL LANDSCAPED REAR GARDEN is a particular feature of the property, having been designed with sandstone paving, attractive planting, feature lighting and water features. The garden is fully enclosed and benefits from side gated access.

To the front is a landscaped garden and a substantial driveway providing OFF ROAD PARKING FOR MULTIPLE VEHICLES. The partially converted garage provides the additional reception room along with useful remaining storage space with front access..





ON THE GROUND FLOOR

Entrance Hall

WC

Living Room
15'6" x 11'3" (4.74 x 3.44)

Dining Room
10'0" x 7'10" (3.07 x 2.39)

Breakfast Kitchen
16'0" x 9'6" (4.88 x 2.91)

Sitting Room
10'1" x 9'8" (3.09 x 2.96)

ON THE FIRST FLOOR

Landing

Bedroom One
13'8" x 11'9" (4.18 x 3.6)

Bedroom Two
10'4" x 10'0" (3.16 x 3.07)

Bedroom Three
9'3" x 8'0" (2.82 x 2.45)

Bathroom
5'0" x 6'1" (1.54 x 1.86)

WC

ON THE OUTSIDE

Front Garden

Rear Garden

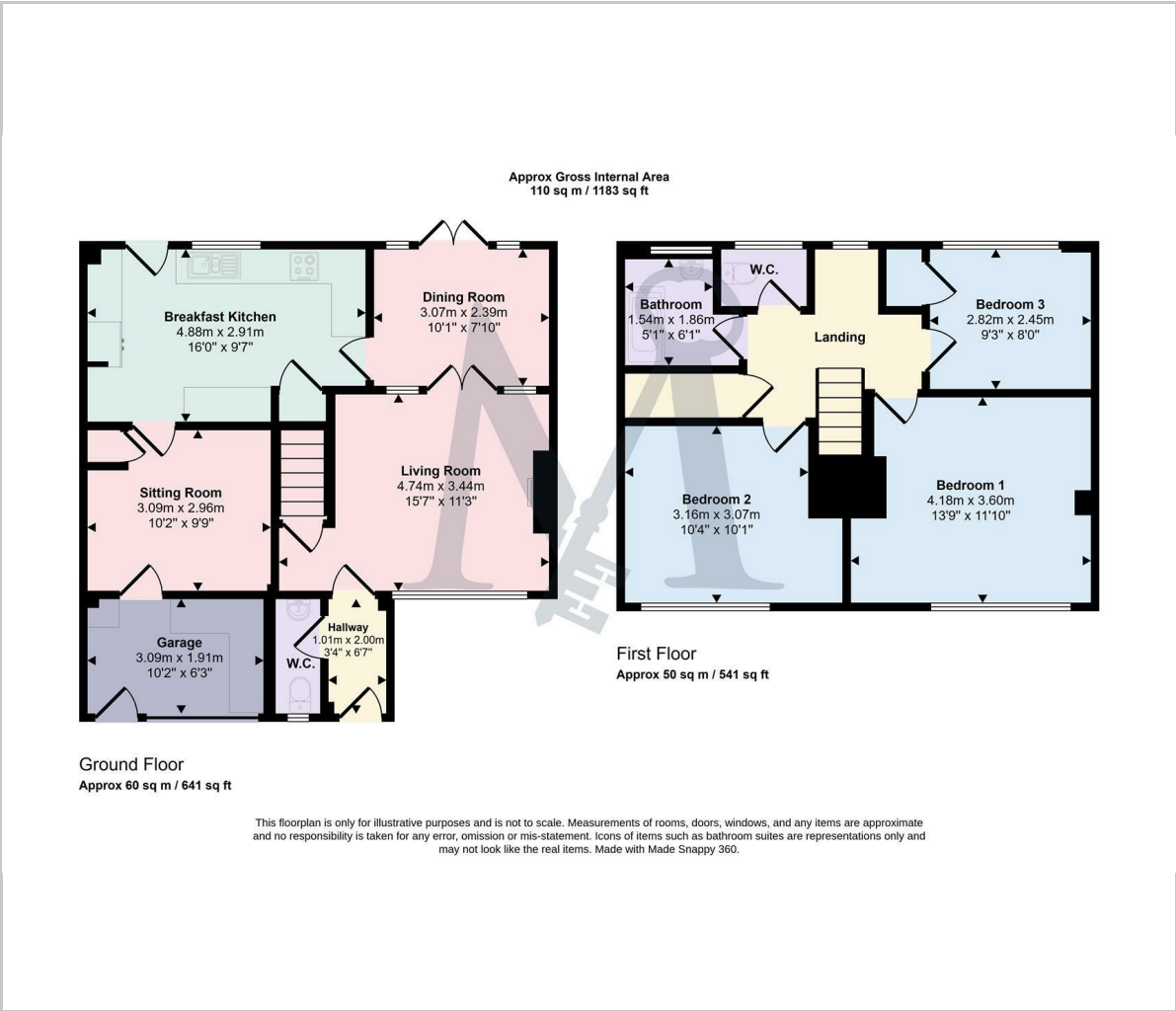
Driveway

Garage Store
10'1" x 6'3" (3.09 x 1.91)





Floor Plan



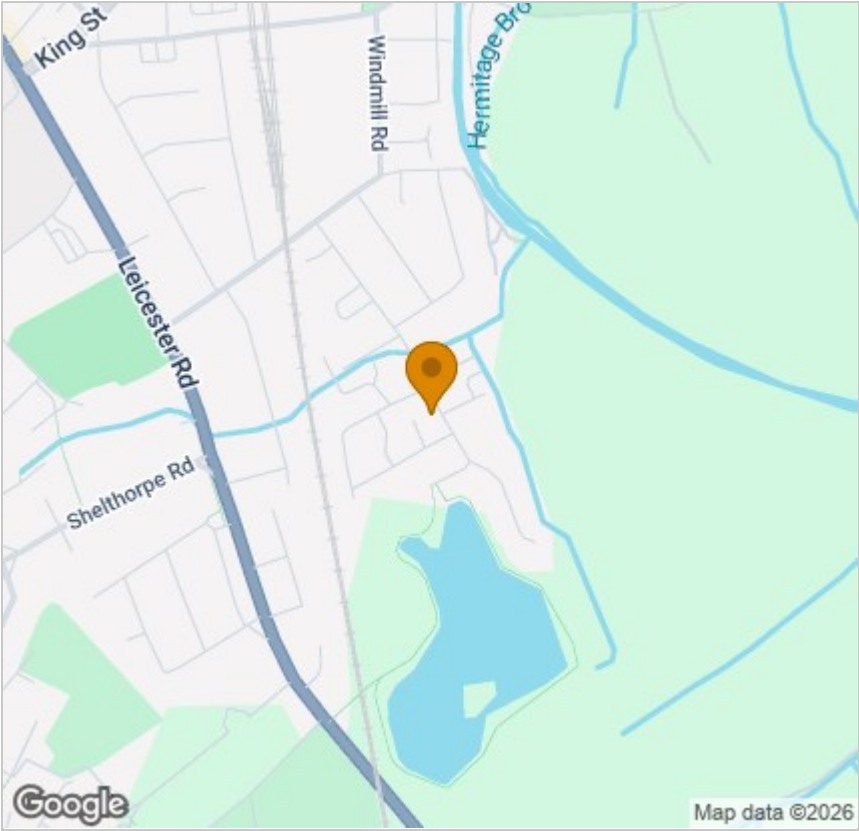
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

