



HOPKINS & DAINTY

ESTATE AGENTS



Braddon Road, Loughborough, LE11 5YZ

£215,000

****OPEN 7 DAYS**** HOPKINS & DAINTY are delighted to offer for sale this two bedroom semi-detached house coming to the market with NO UPWARD CHAIN. The property has double glazing and gas central heating with a new boiler installed in 2025. In brief, the accommodation has to offer: Entrance hall, open plan lounge/diner and kitchen with walk in downstairs storage cupboard. To the first floor there are two good sized bedrooms and a modern shower room. Outside, the property has off road parking to the front for two vehicles with gated side access leading to the rear garden which has lawn, patio and timber shed. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance hall

With front door, stairs to the first floor and access to the lounge, radiator.

Lounge/dining room 22'4" max x 12'8" max (6.81 max x 3.87 max)



With windows to the front and rear, two radiators, door to:

Kitchen 10'0" x 7'2" (3.07 x 2.19)



Fitted with a range of matching wall and base units, working surfaces with matching upstand, inset stainless sink unit and drainer, fitted electric oven with gas hob and extractor hood over, fitted microwave, appliance space for washing machine, fridge and freezer, understairs storage cupboard housing the gas central heating boiler, radiator, window to the rear, door to the rear.

The first floor

Bedroom one 12'10" x 12'0" (3.92 x 3.66)



With window to the front, radiator, built in cupboard.

Bedroom two 10'0" x 8'11" (3.05 x 2.74)



With window to the rear, radiator.

Shower room



Fitted with a shower cubicle, vanity unit with inset wash hand basin, W.C., tiled flooring, heated towel rail, window to the rear.

Outside



intended as a guide layout only. Dimensions are approximate. Do Not Scale.

To the front of the property there is off road parking for two vehicles. Gated side access leads to the rear garden which has lawn, patio and timber sheds.

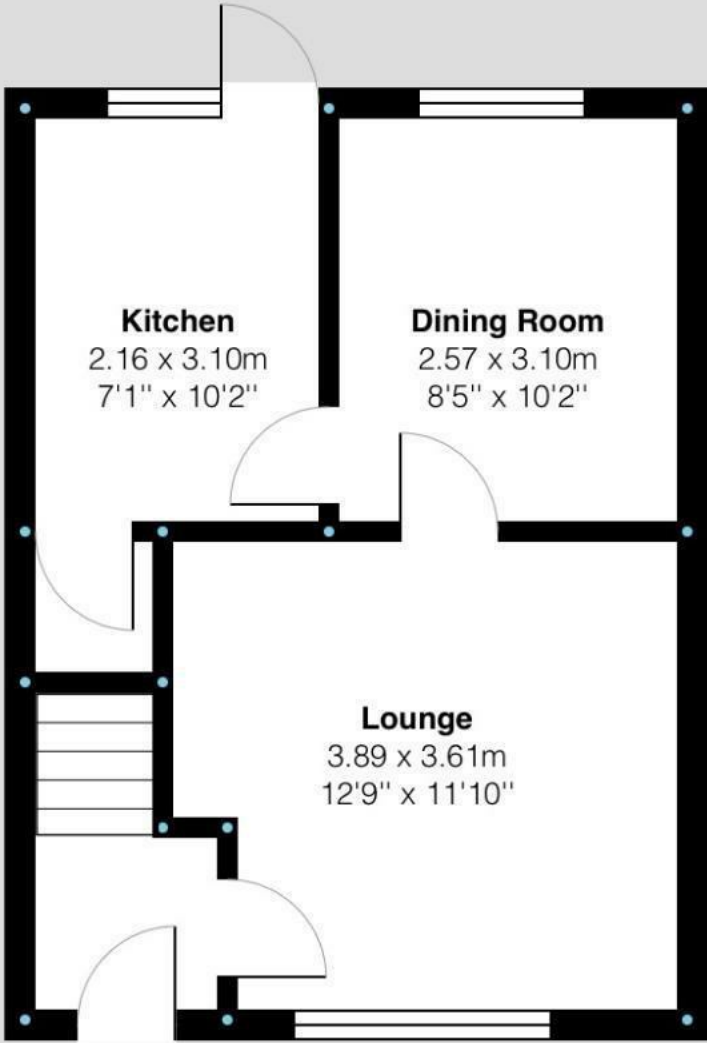
Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

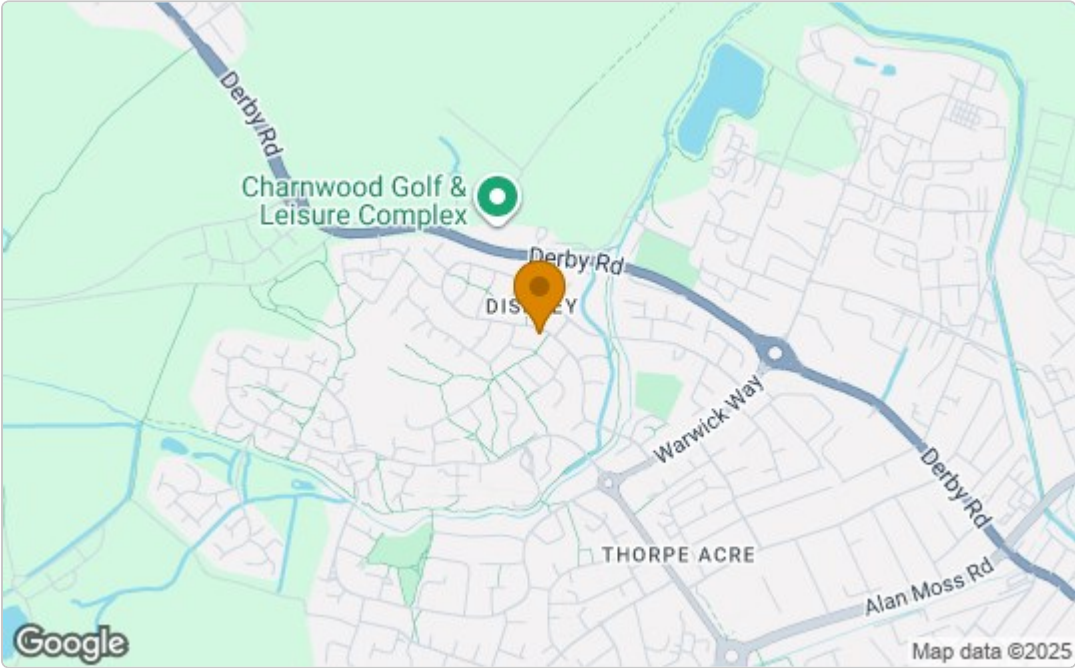
Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein 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 good structural condition or 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 digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves 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 included is

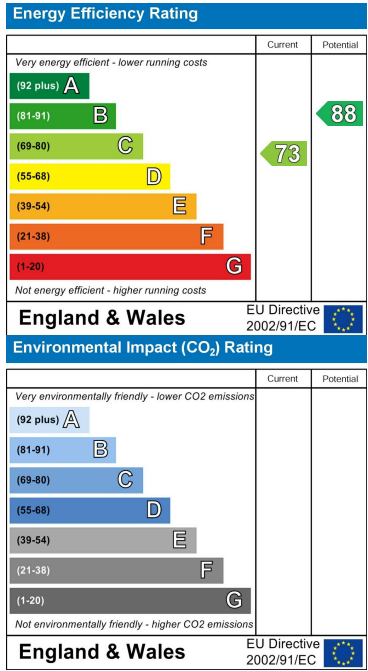
Ground Floor:



Area Map



Energy Efficiency Graph



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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.