



Beacon Road Loughborough

- Charming four bedroom period home
- Arranged over three spacious floors
- Retains original period features
- Two generous reception rooms
- Four well-proportioned bedrooms
- Enclosed large rear garden
- Installed solar panel system
- Sought-after Beacon Road location
- EPC Rating E / Council Tax Band D / Freehold

Situated on the ever-popular Beacon Road, one of Loughborough's most sought-after residential addresses, this charming four-bedroom period home presents a fantastic opportunity to acquire a character property with exceptional potential.

Arranged over three floors, the property offers generous and versatile accommodation throughout. The ground floor comprises two spacious reception rooms, providing excellent living and entertaining space, with the kitchen positioned to the rear of the property. Retaining many original character features, the home now requires a programme of modernisation, offering buyers the opportunity to restore and enhance a property full of charm and period appeal.

The upper floors provide four well-proportioned bedrooms and a family bathroom, with ample flexibility to adapt the layout to suit modern family living if desired.

Beacon Road is widely regarded as one of Loughborough's premier residential locations, renowned for its attractive period homes, excellent schooling, and convenient access to the town centre, university campus, and commuter links. Properties of this nature, offering such significant scope for improvement in a location of this calibre, rarely become available, making this a superb opportunity for buyers looking to create a truly special long-term home.





Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band D.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services:

The property is connected to mains gas, electricity, water, and drainage.

The property benefits from a solar panel system.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

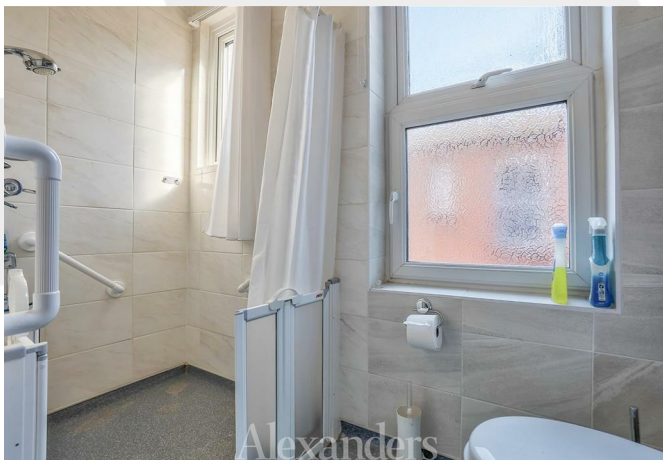
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	41	72



