



FOR SALE  
THE  
OF PROPERTY  
LANDMILLS  
Loughborough

Bradgate Road  
Loughborough

# Bradgate Road

## Loughborough

- No upward chain
- Situated on forest side of Loughborough
- Views of open green space and The Outwoods
- Catchment for Holywell Primary School
- Four double bedrooms and a family bathroom
- Large shaker style family kitchen
- Private driveway and an integrated garage
- Lovely open-plan downstairs reception space
- EPC Rating C (75) / Council Tax CBC Band D

### General Description

Alexanders of Loughborough offer to the market, with no upward chain, this sympathetically extended four double bedroom semi-detached family home in the catchment for Holywell Primary School.

The property enjoys a unique and special setting, affronting open park space with direct access and unspoilt views of The Outwoods.

The property also benefits from generous front gardens, providing the new owner with a superb vantage point from which to observe local wildlife and enjoy the outlook.

### Location

The property is located on a no-through road of just six homes, on the Forest Side of Loughborough within easy reach of the town centre and its amenities, as well as The Outwoods and wider Charnwood Forest beauty spots.

Of particular note is the education catchment area, which in this instance includes the revered Holywell Primary School.



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### Accommodation

Internally the property has bright and well-proportioned living space, laid across two floors and providing an impressive floor area of circa 1,500 square feet including the attached garage.

There are three main living spaces, a large shaker-style family kitchen and a sitting room opening through to a family/garden room with direct garden access.

Upstairs, you will find four double bedrooms, three with built-in wardrobes, and a family bathroom. The garage is integrated with lighting, power, and an up-and-over door to the front.

### The Outside

The property is set back from the road behind mature lawned front gardens, with a private driveway to the side and access to a garage. There is off-road parking for a number of vehicles and there is a terrace to the immediate front of the property, giving an excellent vantage point over the park.

To the rear are lawned gardens with mature borders. There is a collection of substantial timber-built workshop spaces with both light and power.

### Viewing

Viewing strictly by appointment only via sole selling agent, Alexanders of Loughborough (01509) 861222.

### Tenure

Freehold.

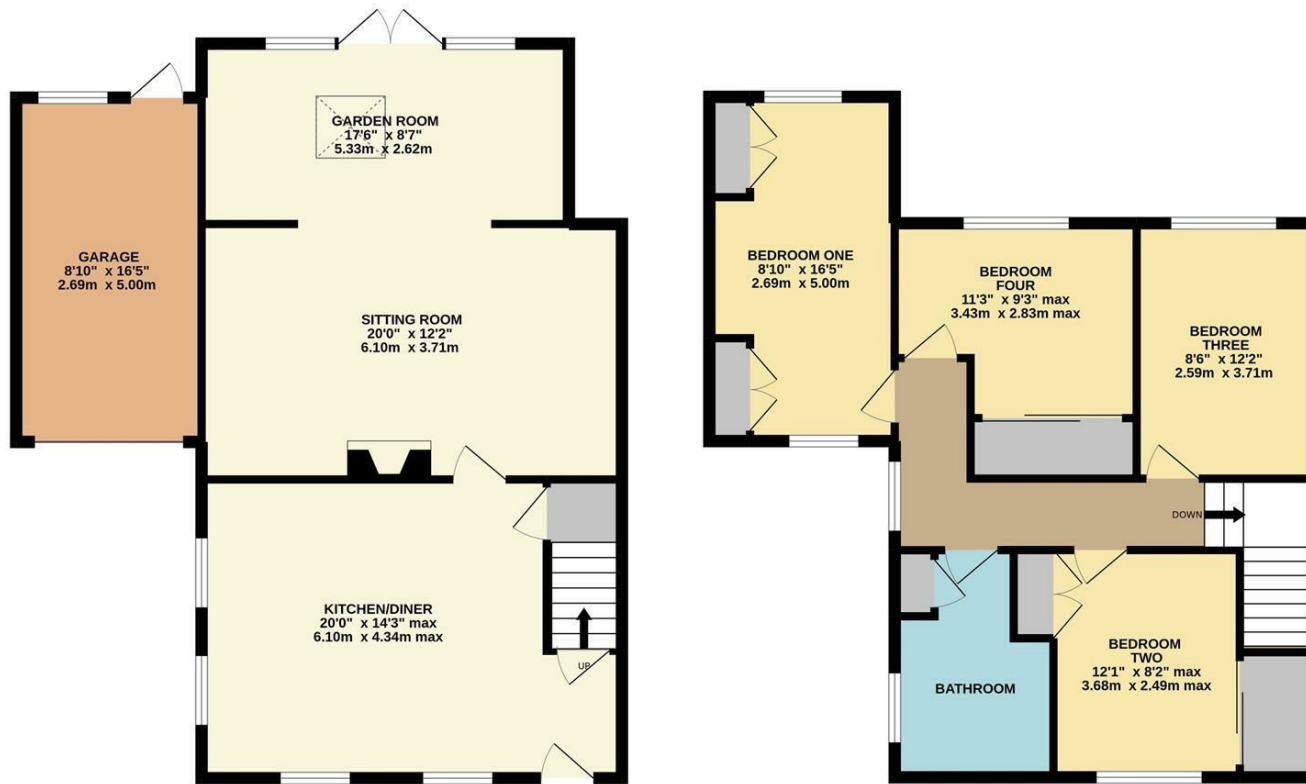
### Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band D.

### 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.





TOTAL FLOOR AREA: 1490 sq.ft. (138.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only

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### Important Information

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.

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.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.