



Nanpantan Road,

Loughborough, Leicestershire, LE11 3YE

£225,000



NEWTONFALLOWELL 

HARTLEYS 
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An instantly appealing extended family home within this prime Forest side location, enjoying open field views towards the Outwoods and featuring a stylish contemporary interior with plenty of space for the young and growing family or couple etc. Opposite Nanpantan nursery and a short distance from Loughborough University, the accommodation offers uPVC double glazing, gas central heating and has a bright and airy welcoming feel throughout. Step through the solid oak entrance door and into a lounge with bay window, 'L' shaped living dining kitchen with space for a sofa and dining table and French doors out into the garden, ideal for summer entertaining. To the first floor there are two bedrooms, bathroom with spa bath and a third bedroom to the second floor. There is a long rear garden which looks out over open fields with two patio areas, shrubs and flowers.

ACCOMMODATION

Solid oak main entrance door leading to:

LOUNGE

13'0" x 12'9" (3.96m x 3.89m)



An impressive and stylishly finished living space centred around a focal point fireplace with Adam style surround, feature wall with contemporary wall coverings, groove effect wood laminate flooring, uPVC double glazed bay window, electricity consumer unit, radiator and coving. Door leading to:

INNER LOBBY

With under stairs storage cupboard with cloaks hanging space, shelving and light. Doorway to:

'L' SHAPED LIVING DINING KITCHEN

13'0" x 25'8" (max) (3.96m x 7.82m (max))



A highly impressive 'L' shaped living dining kitchen enjoying views out over the rear garden and woodland beyond. Space for both a dining table and soft etc, with the living space centred around a cast iron open feature fireplace with original surround and mantle. Feature wall with contemporary wall coverings, radiator, coving, door and enclosed staircase leading to the first floor. Provision for a wall mounted television, groove effect wood laminate flooring, uPVC double glazed French doors leading out into the garden ideal for summer entertaining. To the kitchen a shaker style range of matching base, drawers and eye level units, integrated appliances include dishwasher, electric double oven, six ring gas hob, stainless steel splashback and extractor. Washer dryer, fridge and freezer, solid oak butcher's block style work surfaces, tiled splashbacks, combination gas central heating boiler, stainless steel sockets and switches. Ceiling spot lights and two uPVC double glazed windows overlooking the rear garden and woodland beyond.

ADDITIONAL PHOTO



FIRST FLOOR LANDING

With ceiling spot lights, brushed stainless steel sockets and switches, staircase to the second floor and radiator.

BEDROOM ONE

12'10" x 9'9" (3.91m x 2.97m)



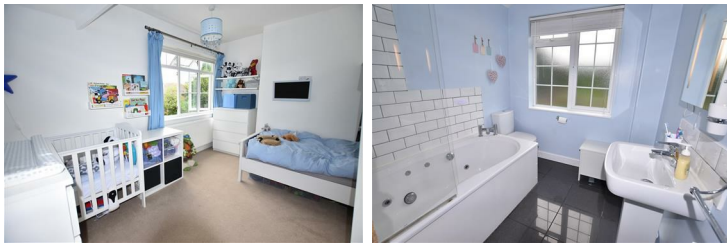
A bright and airy stylishly finished double size bedroom overlooking the rear garden and woodland beyond with feature wall and contemporary wall coverings, radiator, brushed stainless steel sockets and switches. Over stairs storage cupboard and radiator.

BEDROOM TWO

13'0" x 11'0" (max) narrowing to 7'8" (3.96m x 3.35m (max) narrowing to 2.34m)

A second full width bedroom with alcove beneath the second floor staircase suitable for a single bed with fitted shelving, radiator and uPVC double glazed window.

BATHROOM



Featuring a stylish white three piece suite comprising panelled spa bath with multi jets and mixer shower having glass shower screen. Low level w.c., pedestal wash hand basin, tiled splashbacks, radiator and high polish ceramic tiled floor. Ceiling spot lights, extractor fan, vanity mirror with light and uPVC double glazed window.

A staircase from the first floor landing leads to the second floor where there is storage cupboard to the roof void and door leading to:

BEDROOM THREE

11'10" (max) x 11'7" (max) narrowing to 8'7" with (3.61m (max) x 3.53m (max) narrowing to 2.62m with)



A good size third bedroom with two double glazed roof lights, storage to the roof void, radiator and ceiling spot lights.

OUTSIDE



The property occupies this prime Forest side location opposite Nanpantan nursery and just a short distance from beautiful countryside walks within the Outwoods and Loughborough University. To the outside there is a dry stone wall beyond which lies a slate bed courtyard frontage and storm porch covering the main entrance door. Shared access to the side leads around to a delightful long generous rear lawned garden with attractive borders, shrubs and flowers. A paved patio immediately to the rear of the property and a second patio at the end of the garden which meets a dry stone wall and fields beyond enjoying views towards the Outwoods.

ADDITIONAL PHOTO

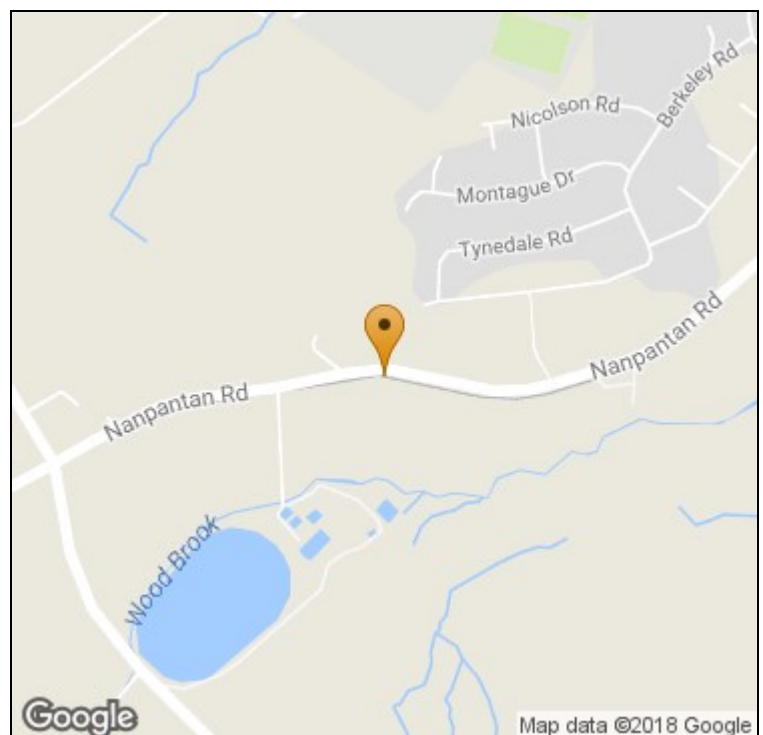
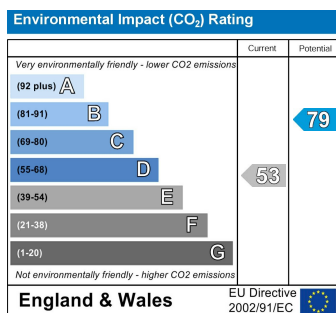
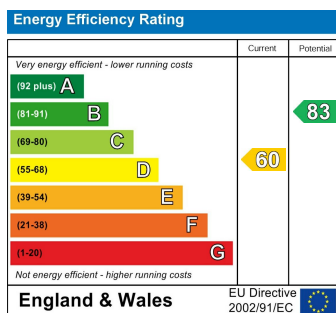
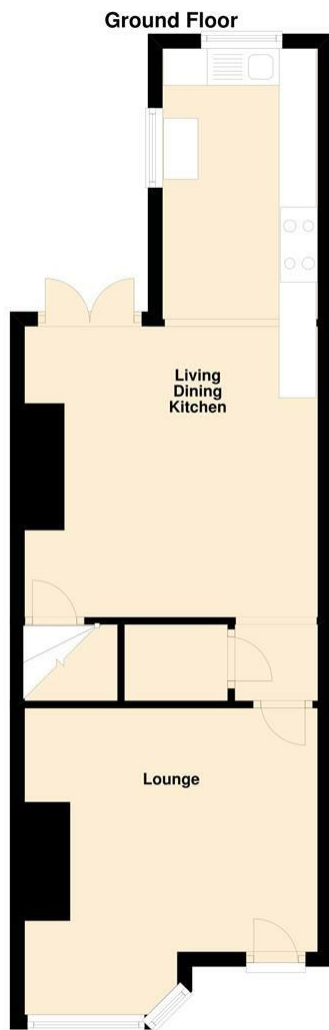


TO FIND THE PROPERTY

Proceed from the town centre onto Forest Road, ahead at the Epinal Way roundabout along Forest Road which eventually becomes Nanpantan Road. The property is situated upon the left hand side, identified by the Agents For Sale board.

SERVICES, TENURE AND COUNCIL TAX

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.



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