



## Sharpley Road, Loughborough, LE11 4PW

### £240,000

Immaculately Presented Three Bedroom Property | Popular Location | Spacious Accommodation | Ample Off-Road Parking | Generous Rear Garden | Turnkey Condition

Offered for sale is this immaculately presented and beautifully maintained three bedroom property, situated within a popular and convenient location, ideally placed for a wide range of local amenities, highly regarded primary and secondary schools, excellent transport links and Loughborough University.

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The property offers well-proportioned accommodation arranged over two floors and benefits from double glazed windows and doors, ample off-road parking and a fantastic rear garden. Having been exceptionally well cared for by the current owners, the property is presented in excellent condition throughout and is quite literally ready to move straight into.

The accommodation briefly comprises a spacious entrance hall with stairs rising to the first floor and doors providing access to the principal ground floor rooms. The generous lounge/diner provides an excellent space for both relaxing and entertaining, while the breakfast kitchen offers a practical and well-equipped area for everyday family life. A useful ground floor WC completes the ground floor accommodation.

To the first floor, the property provides three well-proportioned bedrooms, together with a family bathroom comprising a bath with shower over and wash hand basin.

Externally, the property continues to impress, with a particularly generous rear garden which is south facing and enjoys the sunshine all year around. A large paved patio area provides an excellent space for outdoor dining and entertaining, with steps leading down to a good-sized lawn. There is also the considerable benefit of private gated access from the front driveway directly into the rear garden, providing excellent practicality for families, gardeners or those requiring additional access. To the side of the property are two useful brick-built outbuildings, offering valuable additional storage.

The property also benefits from ample off-road parking to the front, making this an ideal home for families, first-time buyers or those looking for a property that requires no immediate work.

In summary, this is an exceptionally well-presented, turnkey three bedroom home in a highly convenient location, offering spacious accommodation, excellent parking and a generous private garden. Early viewing is strongly recommended to fully appreciate the quality and position of this lovely property.

## Location & Amenities

Sharpley Road enjoys a convenient position for access to a wide range of everyday amenities and facilities. Local schools are close by, including Booth Wood Academy and Thorpe Acre Infant and Junior Schools, making the area particularly appealing to families. There are a number of shops and supermarkets within easy reach, including Tesco and Sainsbury's, while Loughborough town centre is readily accessible and offers an extensive selection of shops, cafés, restaurants, bars and leisure facilities. For those who enjoy the outdoors, there are several parks and open spaces nearby, providing excellent opportunities for walking and recreation. The area is also well served by public transport, with bus stops located close to the property and Loughborough railway station approximately 2.3 miles away, providing regular services to Leicester, Nottingham and beyond. The location therefore offers an excellent balance of convenient amenities, education, transport links and recreational facilities.

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : B

## Viewings

Please contact Julie, Lauryn or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5:30pm or Saturdays 10am - 3:30pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## 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.

## 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 a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## 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.

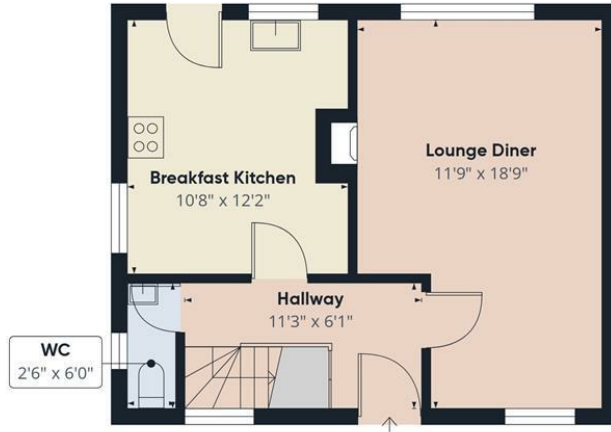
## Hours Of Business

Monday to Friday 9am - 5.30pm - Excluding Bank Holidays.

Saturday 10am - 3:30pm.

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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
799 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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