

William.



32 Naseby Drive  
Loughborough, LE11 4NU

Guide price £325,000



## 32 Naseby Drive

Loughborough, LE11 4NU

William. is delighted to offer this well presented and deceptively spacious, four double bedroom, two bathroom detached family home to market. Boasting **\*\* NO UPWARD CHAIN \*\*** a detached single garage, driveway and with fantastic scope for extension (STP) - It is a property that must be viewed!

Located in a quiet position, set just off Naseby Drive, a popular residential development on the outskirts of Loughborough and occupying a generous plot, this fantastic property benefits from double glazing, gas central heating and is a true blank canvas.

It offers bright, spacious and versatile accommodation throughout, in brief comprising: Entrance hall, downstairs shower room with WC, kitchen, separate dining room, large formal living room and conservatory to the ground floor. Whilst to the first floor are four well-proportioned double bedrooms and a modern family bathroom. Externally the property boasts a private, fully enclosed and low maintenance South East facing garden - The ideal space for outdoor entertaining! To the front of the of property is a detached single garage and tarmac driveway for multiple vehicles.

The property is ideally located within easy reach of Loughborough town centre and its array of local amenities including supermarkets, shops, pubs/restaurants, leisure centre and cinema. There is a selection of local Primary and Secondary Schooling options nearby, as well as Loughborough College and Loughborough University both of which are within easy reach.

The location also provides quick access to a number of key road links to Leicester, Nottingham & Derby via the A6, A46, A50 M1 Motorway as well as well as East Midlands Airport. Direct rail links to Nottingham and London St Pancras international are available from Loughborough train station.

Viewing of this property is highly recommended to appreciate the size, location, potential and accommodation on offer. Viewings are strictly by appointment only and are to be booked directly via William. Property





## GROUND FLOOR

**Entrance Hall**  
6'2" x 5'2" (1.9 x 1.6)

**Downstairs Shower Room & WC**  
6'2" x 6'2" (1.9 x 1.9)

**Dining Room**  
20'2" x 9'0" max (6.15 x 2.75 max)

**Kitchen**  
13'1" x 9'2" (4.0 x 2.8)

**Living Room**  
20'2" x 10'4" (6.15 x 3.15)

**Conservatory**  
11'7" x 7'10" (3.55 x 2.4)

## FIRST FLOOR

**Landing**

**Bedroom 1**  
21'9" x 11'1" max (6.65 x 3.4 max)

**Bedroom 2**  
12'5" x 9'4" (3.8 x 2.85)

**Bedroom 3**  
8'8" x 8'6" max (2.65 x 2.6 max)

**Bedroom 4**  
9'2" x 9'0" (2.8 x 2.75)

**Family Bathroom**  
9'2" x 7'2" (2.8 x 2.2)

## OUTSIDE

**South East Facing Rear Garden**

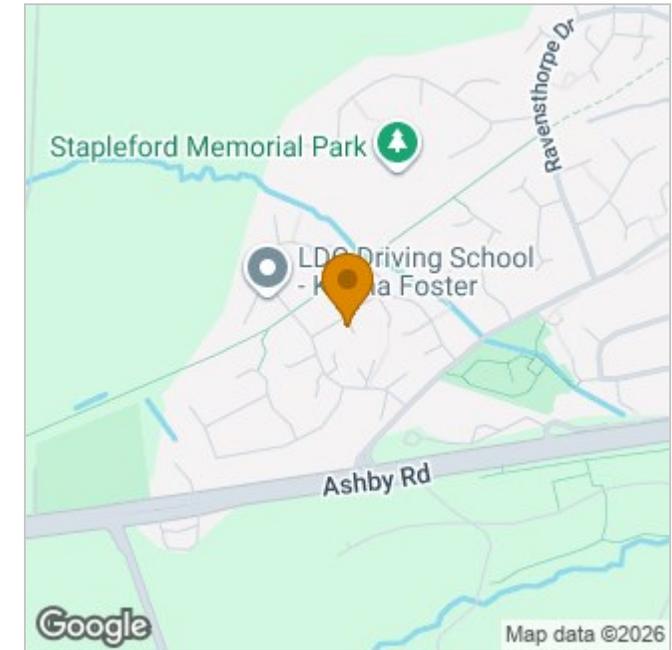
**Driveway & Detached Single Garage**

**DISCLAIMER**

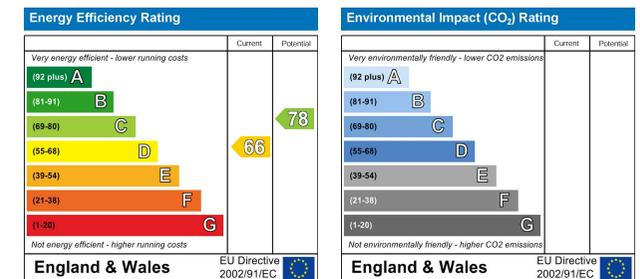
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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