



276 Braddon Road
Loughborough, LE11 5YX

£235,000

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Brief Description

This delightful semi-detached house presents an **EXCELLENT OPPORTUNITY** for families or investors alike. **BOASTING** three generously sized double bedrooms, this property located on Braddon Road in the charming town of Loughborough, is designed for comfortable living and offers **AMPLE SPACE** for all your needs.

Upon entering, you are greeted by a welcoming entrance hall featuring a **STYLISH** tiled floor, ceiling spotlights, and elegant coving. A convenient ground floor WC is located near the front door, enhancing the practicality of the home. The **LIVING ROOM** overlooks the serene rear garden with its tree-lined outlook, complete with French doors that open out to the outdoor space. There is also a feature media wall with built-in storage, and tasteful spotlight down lighting.

The **RECENTLY UPDATED** kitchen showcases a range of **MODERN** dark blue shaker-style units, paired with a low-profile marble effect worktop. It is equipped with an integrated double oven and grill, as well as space and plumbing for a dishwasher and fridge/freezer. The adjacent **UTILITY ROOM**, formerly part of the garage, provides additional space for appliances and storage, making it a highly functional area.

On the first floor, you will find three well-proportioned **DOUBLE BEDROOMS**, each adorned with ceiling coving, offering a touch of elegance. The family bathroom features a three-piece suite, complete with an electric shower over the bath, hand basin, and WC, along with a large storage cupboard.

Externally, the property boasts a block-paved **DRIVEWAY**, providing off-road parking for multiple vehicles and access to the **GARAGE STORE**. The rear garden is a tranquil retreat, featuring a paved patio, a lawned area, and planted borders, all enclosed by a fence boundary with side gated access, ensuring privacy and security.

The current owners are **MOTIVATED** to sell, presenting a unique chance for prospective buyers to acquire a property that still holds **POTENTIAL** for further improvements.





ON THE OUTSIDE

Entrance Hall

Ground Floor WC

Kitchen
8'6" x 10'5" (2.59m x 3.18m)

Utility Room
7'10" x 6'3" (2.39m x 1.91m)

Living Room / Diner
12'10" x 12'4" (3.91m x 3.76m)

ON THE FIRST FLOOR

Landing

Bedroom 1
8'8" x 14'8" (2.64m x 4.47m)

Bedroom 2
8'11" x 11'6" (2.72m x 3.51m)

Bedroom 3
7'4" x 8'11" (2.24m x 2.72m)

Family Bathroom
7'10" x 8'0" (2.39m x 2.44m)

ON THE OUTSIDE

Rear Garden

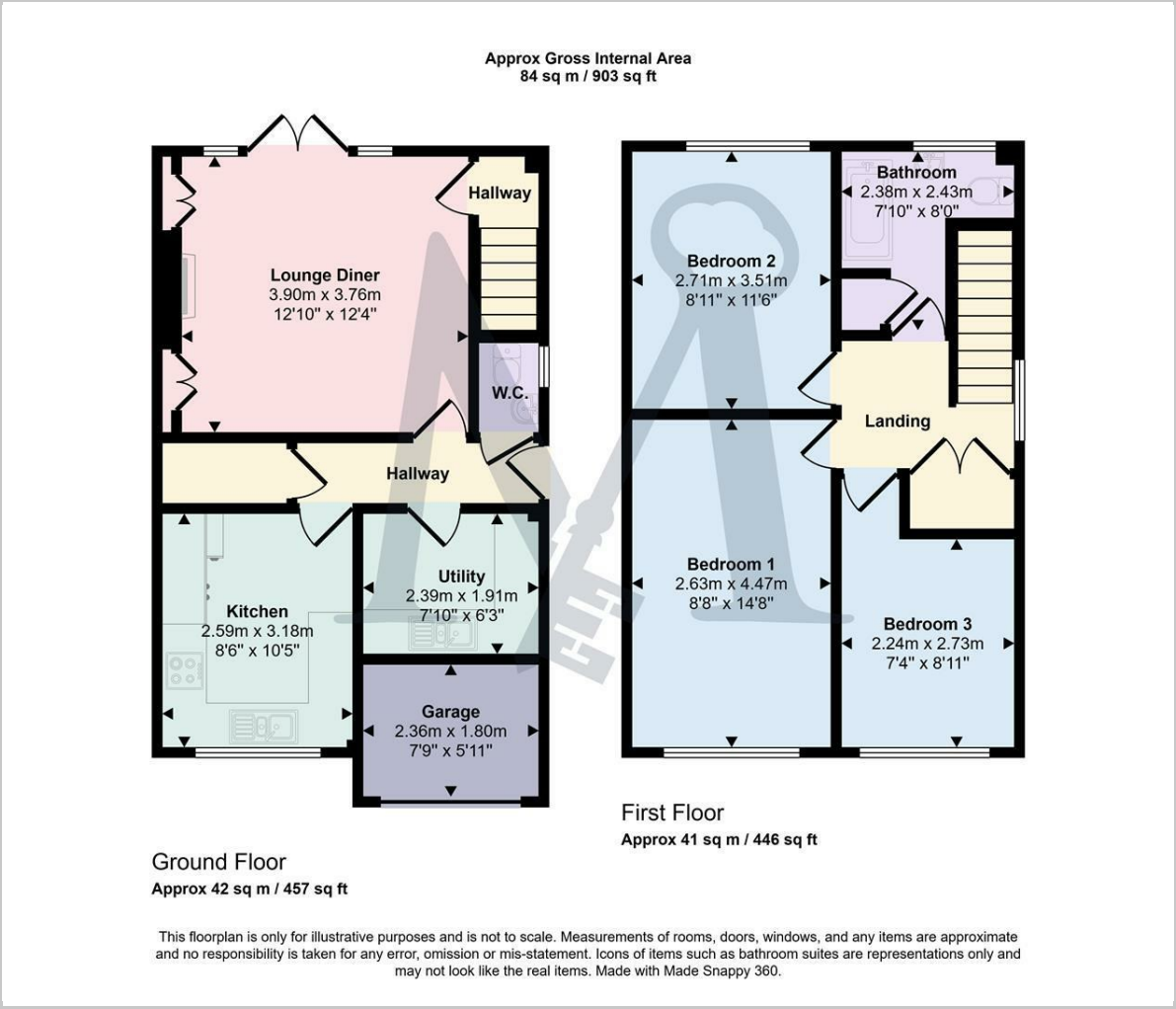
Driveway Parking

Garage Store
7'9" x 5'11" (2.36m x 1.80m)





Floor Plan

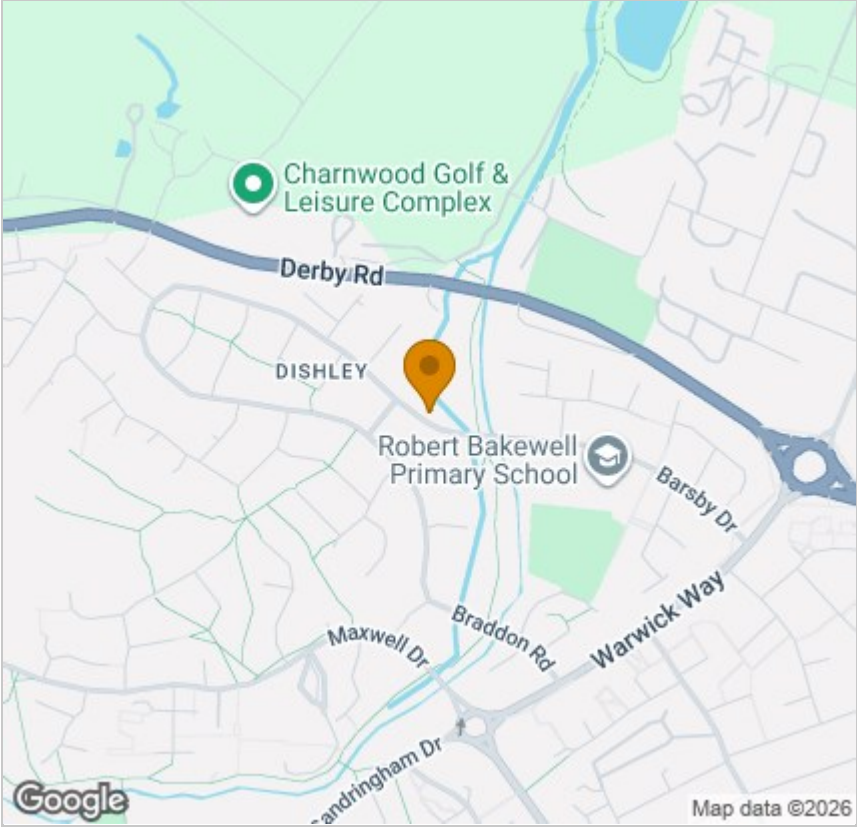


Viewing

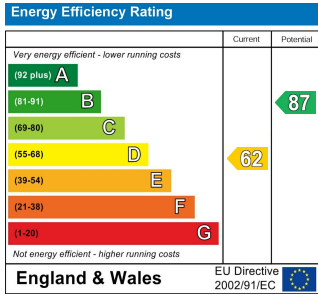
Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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