



MAYNARD
ESTATES



276 Braddon Road
Loughborough, LE11 5YX

£235,000



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

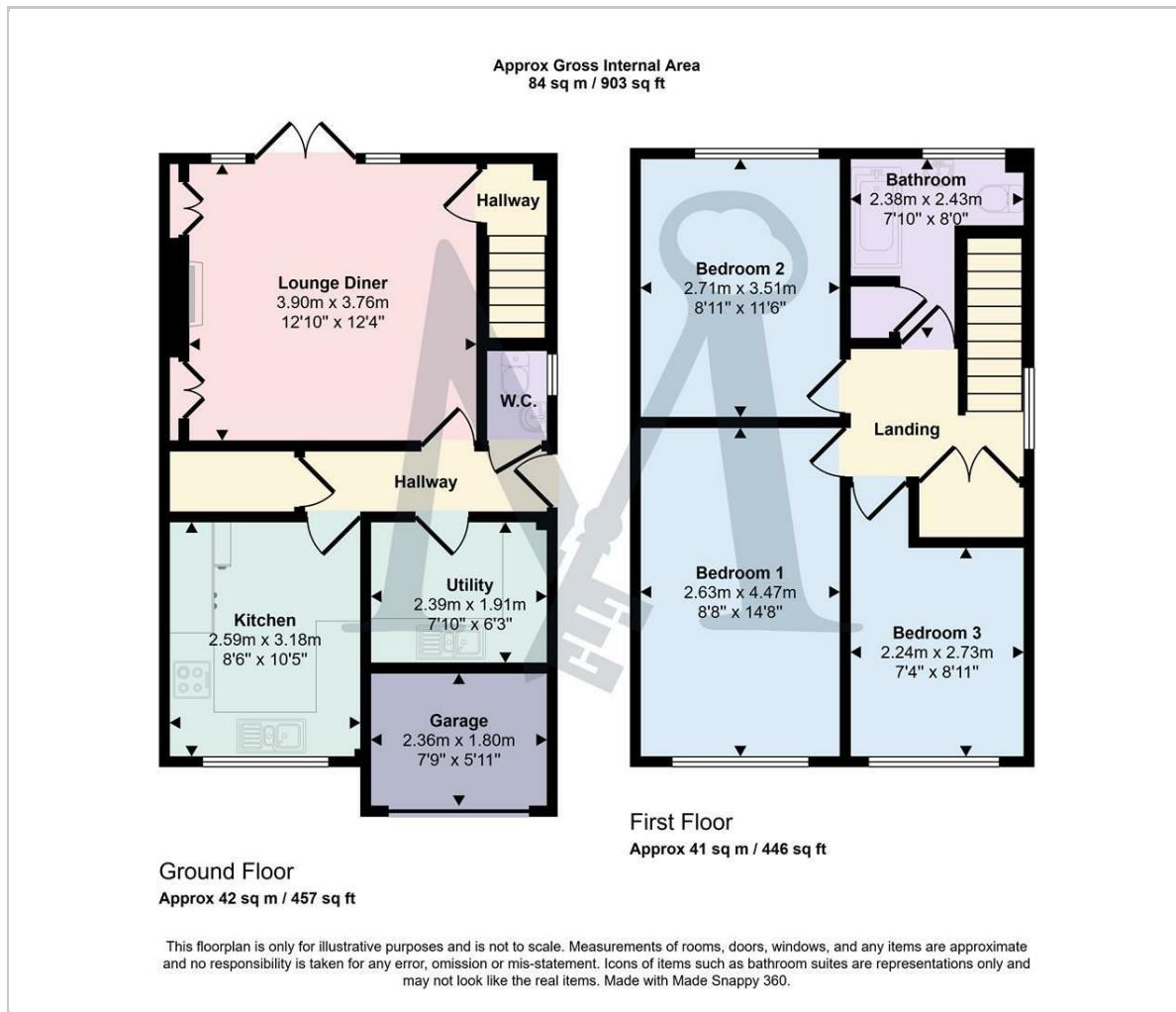
Driveway Parking

Garage Store

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



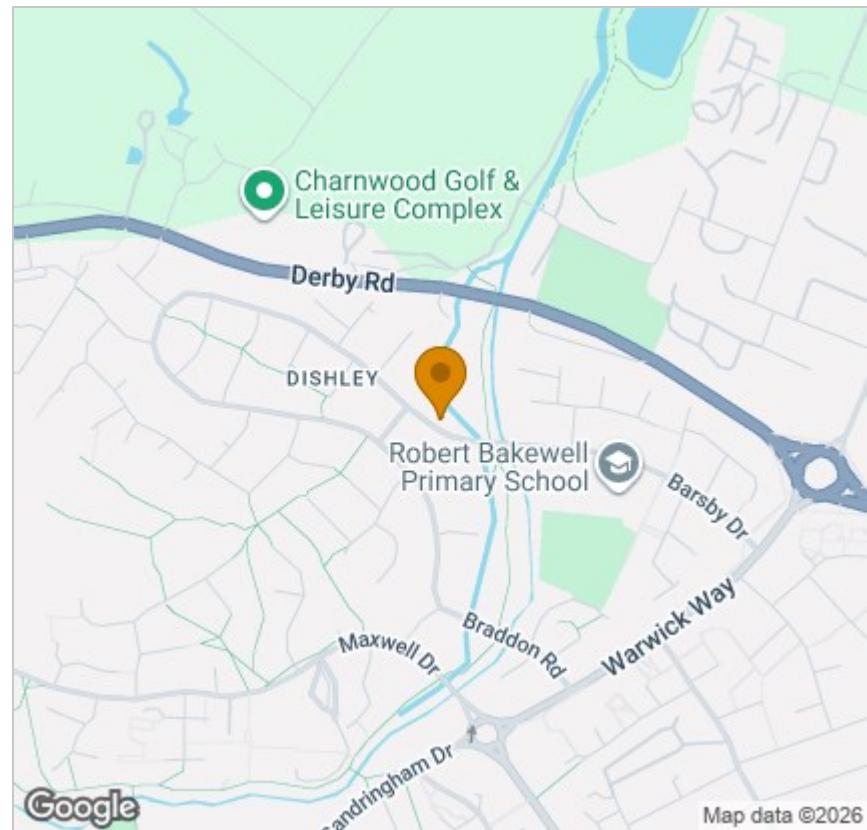
Floor Plan



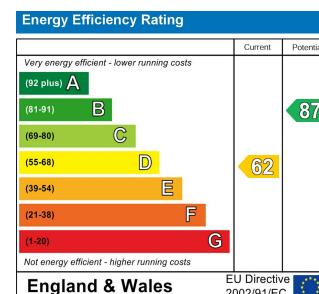
Viewing

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

Area Map



Energy Efficiency Graph



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