



15 Braddon Road, Loughborough

£200,000 Freehold

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The property benefits from an initial entrance porch, handy for the storage of coats and shoes, then leading to the stellar open-plan living and dining space. This superb area measures more than 21 feet in length, capable of comfortably housing both a large furniture suite and a dining table. The space is filled with light courtesy of the large front-facing window and the glazed French door to the rear, granting the space a homely feel throughout the entire day.

The ground floor is also equipped with a well-designed G-shaped kitchen, separate from the main living space. This kitchen benefits from timber-fronted cabinetry, and has space for a fridge, freezer and washing machine.

The upper floor of the home is formed of two well-sized bedrooms, the master which features sleek modern built-in wardrobes for easy storage. The recently-refitted shower room completes the internal accommodation, which is a true highlight of the property.

Externally, the home is served by a stellar rear garden, a fantastic single-car driveway to the front, and a detached garage to the back of the plot, with potential for this to be converted to a garden building in future.

Braddon Road is well located, with Robert Bakewell Primary School, Thorpe Acre Junior School and both De Lisle and Charnwood Colleges only a short distance away.

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

Council Tax band: B

Tenure: Freehold

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

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Entrance Hall

Living Room

11' 10" x 12' 8" (3.61m x 3.86m)

Dining Room

10' 1" x 8' 4" (3.07m x 2.55m)

Kitchen

10' 0" x 7' 2" (3.05m x 2.18m)

Landing

Bedroom One

11' 8" x 12' 3" (3.56m x 3.74m)

Bedroom Two

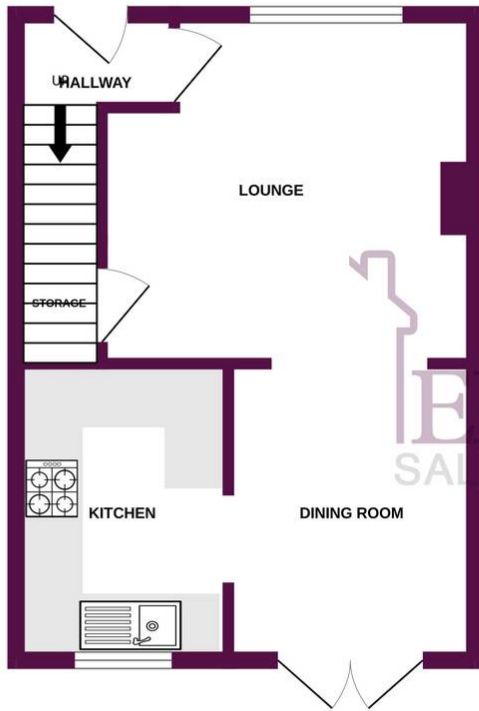
10' 6" x 9' 0" (3.20m x 2.74m)

Bathroom

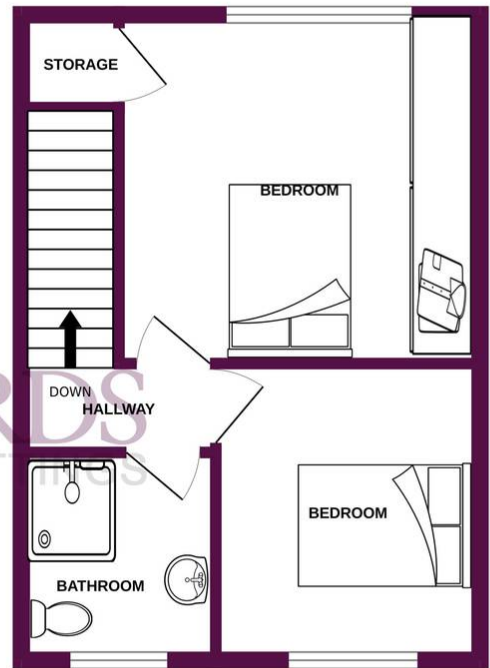
7' 1" x 6' 7" (2.15m x 2.01m)

Garage

GROUND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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