NICK HUMPHREYS

SALES · LETTINGS · STUDENT

SINCE 1986

Oxburgh Close, Loughborough, LE11 4TG

£299,950

Nestled in the charming cul de sac of Oxburgh Close, Loughborough, this delightful semi-detached family home offers a perfect blend of comfort and convenience. Built between 1960 and 1969, the property has been thoughtfully extended to provide ample living space for modern family life.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The layout is designed to accommodate family gatherings and social events, ensuring that everyone feels at home. The property boasts three well-proportioned bedrooms, providing plenty of space for family members or guests. Additionally, there are two bathrooms, which add to the practicality of the home, making morning routines a breeze.

One of the standout features of this property is the generous parking space, which can accommodate up to seven vehicles. This is a rare find in residential areas and offers great convenience for families with multiple cars or for hosting visitors.

The location of Oxburgh Close is another significant advantage, as it is situated in a friendly community with easy access to local amenities, schools, and parks. Loughborough itself is known for its vibrant atmosphere and offers a variety of shops, restaurants, and recreational activities.

In summary, this extended semi-detached house on Oxburgh Close is an excellent opportunity for families seeking a spacious and well-located home. With its ample parking, comfortable living spaces, and proximity to local conveniences, it is sure to appeal to those looking to settle in this lovely area.

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Entrance Hall

Door to the front

Cloaks Cupboard

A useful storage area.

Kitchen

With an extensive range of painted fitted cupboards and worktops, enamel sink unit, halogen hob with extractor hood over , double Bosch oven, plumbing for a washing machine,

Utility Area

With access from the integral garage, door and window to the rear, a range of fitted cupboards and worktops, single drainer stainless steel sink unit, plumbing for a washing machine, and there is a radiator.

Downstairs WC

Low flush wc and pedestal wash hand basin.

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Lounge

A spacious room with bay window to the front, radiator and feature fireplace with multi fuel burner and a radiator.

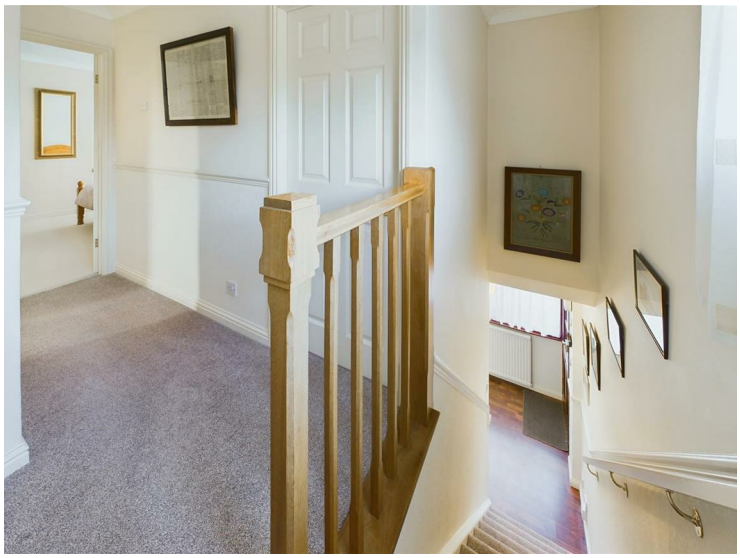
Conservatory / Sun Room

With double glazed windows and doors to the rear garden.

DIning Area

Off the kitchen and having patio doors to the conservatory

First Floor Landing



A spacious landing with UPVC Window to the side, loft access and built in cupboard housing the Worcester central heating boiler.

Bedroom One

Double glazed window to the rear fitted mirrored wardrobes.

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Bedroom Two

Double glazed window to the front. Walk in shower. radiator.

Bathroom

Jacuzzi styled bath, low level wc,, pedestal wash hand basin, radiator and Upvc window to the side.

Bedroom Three

Double glazed window to the front and radiator.

Outside - Front

Ample off road parking for up to four vehicles. Further front garden area

Single Integral Garage

With a personal door to the side and metal up and over door to the front, eves storage space and door giving access to the utility area.

Rear Garden

Good degree of privacy, lawn, patio and to be included is a greenhouse and garden shed.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : C

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.
All viewings are by appointment only.

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 - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

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

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

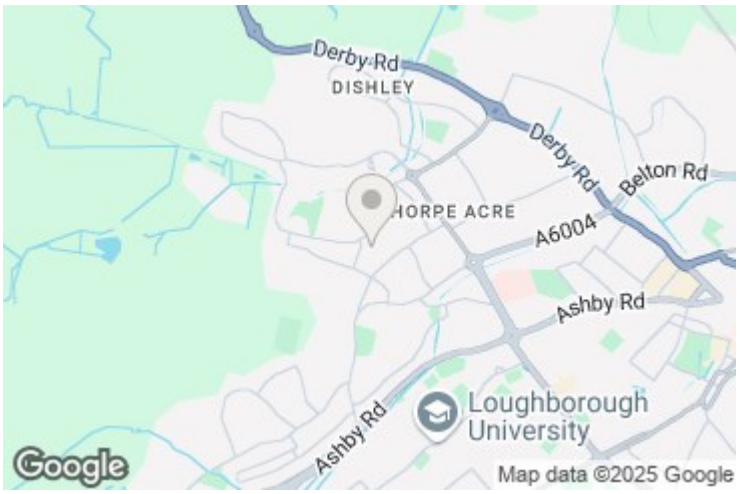
Measurements MS
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

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

Hours Of Business
Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.



Floor 0

Floor 1

Approximate total area(1)

1249.38 ft²

Reduced headroom

3.53 ft²

(1) Excluding balconies and terraces

Reduced headroom ····· Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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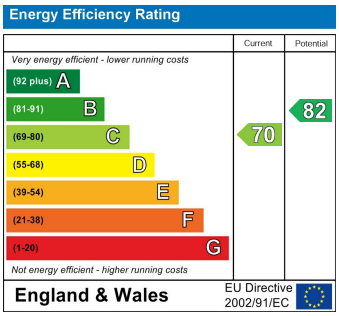

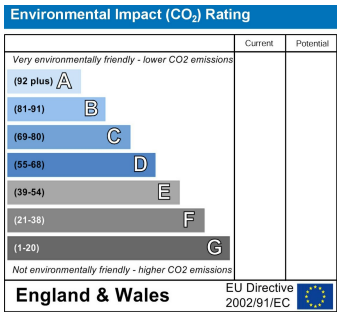

39 Ashby Road, Loughborough, LE11 3AA
T: 01509 260606 loughborough@nickhumphreys.co.uk