



Nanpantan Road, Nanpantan

welcome to

Nanpantan Road, Nanpantan

Your Forest Side Dream Home Awaits: Space, Potential, and Unrivalled Location! Discover an exceptional opportunity to secure a versatile, chain-free detached home in Nanpantan's highly sought-after 'Forest Side' location.

Open Plan Entrance Hall

17' 9" x 12' 9" (5.41m x 3.89m)

Entered via the front door, having a wide opening to the property's front elevation, with featured port hole window, stairs rising to the first floor, laminate flooring, central heating radiators, access through to the all ground floor rooms and a double glazed bay fronted window affording views to the enclosed private front garden.

Living Room

24' 6" x 10' 9" (7.47m x 3.28m)

Having triple aspect with UPVC double glazed windows to the front and side elevation, French doors opening to the rear, carpet flooring and two radiators.

Dining Room

12' 9" x 11' (3.89m x 3.35m)

The dining room offers a sociable space with double glazed bifold sliding doors to the rear garden, gas fireplace, laminate flooring and a radiator.

Fitted Kitchen

15' 2" x 8' 6" (4.62m x 2.59m)

The kitchen is fitted with a range of wall and base units, one and a quarter bowl ceramic sink with drainer, tiled backsplash, integral dishwasher, space for fridge freezer, gas hob and oven, a radiator, space for dishwasher and plumbing for washing machine, double glazed windows to the rear and side.

Groundfloor Wc

The ground floor wc offers tiled walls, low flush wc, hand wash basin, extractor fan, laminate flooring and a double-glazed window to the side.

First Floor Landing

With UPVC double glazed window to the side elevation, ceiling lights and access to all first-floor bedrooms and family bathroom.

Master Bedroom

12' x 11' (3.66m x 3.35m)

With UPVC double glazed window bay window to the front affording spectacular views toward the countryside and the Outwoods, fitted wardrobes, carpet and two radiators.

Bedroom Two

17' 6" x 10' 9" (5.33m x 3.28m)

With loft hatch access, radiators, carpet and double-glazed windows overlooking the property's rear garden.

Bedroom Three

23' 9" x 10' 2" (7.24m x 3.10m)

Bedroom three offers scope to be converted into two bedrooms due to the generous room size, two double glazed windows to the properties side elevation, low level doors into the eaves, carpet and radiators.





Bathroom

Fitted with p shaped bath with shower over, low flush wc, hand wash basin, tiled walls, laminate flooring, extractor fan, heated towel rail, a separate radiator and double-glazed frosted windows to the rear.

Outside

Externally, the property sits upon a generous plot with a wide frontage to Nanpantan Road, tucked behind a maintained hedge enjoying a wonderful sense of privacy and seclusion from the main road. The front driveway, laid to tarmac with various mature shrubs, offers ample off-road parking for multiple vehicles and a detached single garage with electric. The front driveways lead to the side of the house via a gated entry with a decking area and providing access to the rear. The garden offers a raised patio to the immediate rear which has decorative walling to the boundaries and steps leading to the lawned area. There are a number of water features, mature plants and shrubs, a multitude of seating areas to make best use of each part of the garden, garden shed and an outside water tap. The rear garden offers a private aspect with a specimen oak tree situated to the foot of the plot.



view this property online williamhbrown.co.uk/Property/LBH115161



welcome to

Nanpantan Road, Nanpantan

- Chain Free: Ready for a fast and stress-free purchase process.
- Prime Nanpantan Location: Enjoy the best of both worlds with scenic views and excellent school catchment.
- Huge Potential: Easily convert to 4 bedrooms and/or extend (STPP) on the 0.16-acre plot.
- UPVC Double Glazing & Gas Central Heating
- Practicality Covered: Detached garage and a long driveway providing ample off-road parking for multiple vehicles.

Tenure: Freehold EPC Rating: D

Council Tax Band: F



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/LBH115161



Property Ref:
LBH115161 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk