



Roundhill Way
Loughborough, LE11 4WB

£159,950

Property Features

- TWO DOUBLE BEDROOMS
- LOUNGE/DINER
- MODERN KITCHEN
- MODERN BATHROOM
- NO UPWARD CHAIN
- PVCu DOUBLE GLAZING
- GAS CENTRAL HEATING
- ADJACENT PARKING
- CUL DE SAC LOCATION

Full Description

EXCELLENT FIRST TIME/INVESTMENT BUY WITH NO UPWARD CHAIN! Boasting TWO DOUBLE BEDROOMS, SPACIOUS LOUNGE/DINER, MODERN KITCHEN & family bathroom. Benefiting from PVCu DOUBLE GLAZING, GAS CENTRAL HEATING, & with its good size enclosed garden, ample, adjacent parking & CUL DE SAC LOCATION this little smasher ticks all the boxes of the PERFECT HOME.

ENTRANCE

PVCu double glazed external door into kitchen.

KITCHEN

12' 4" x 7' 0" (3.76m x 2.13m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in ceramic hob, built in overhead extractor fan, space for fridge freezer, under-counter space and plumbing for washing machine, wall mounted boiler, tiled flooring, under stairs storage cupboard, door to lounge diner and PVCu double glazed windows to front elevation.

LOUNGE DINER

15' 9" x 12' 4" (4.8m x 3.76m)

PVCu double glazed window to side elevation, stairs off to first floor, radiator and PVCu double glazed doors to rear elevation leading out into garden.

LANDING

Access to loft (loft ladder and fully boarded) and doors to all bedrooms and bathroom.

BEDROOM ONE

12' 4" x 8' 5" (3.76m x 2.57m)

PVCu double glazed window to rear elevation and radiator.



BEDROOM TWO

12' 4" x 7' 4" (3.76m x 2.24m)

PVCu double glazed window to front elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower over and PVCu double glazed window to side elevation.

OUTSIDE

To the front of the property there is a lawn garden and to the side there is off road parking, with gated access to the rear.

To the rear of the property is a generous enclosed garden with paved patio area, lawn and large shed.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Hannah, Becky or Ben to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

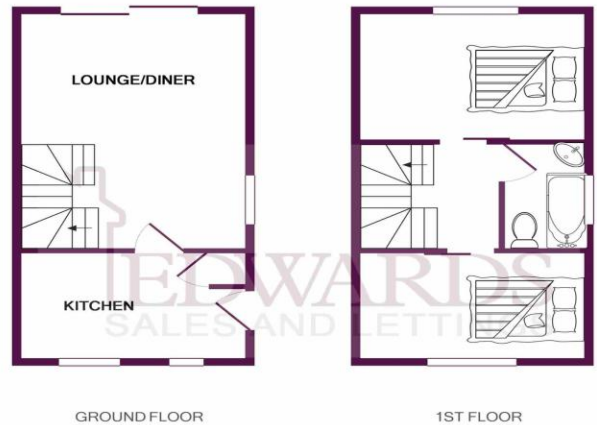
General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.



Referral Fees

We believe you may benefit from using the services of Simpson Jones, Elvin Moore, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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