



Kings Avenue
Loughborough, LE11 5HY

£190,000

Property Features

- THREE BEDROOMS
- LOUNGE
- MODERN KITCHEN
- GARAGE
- RECENTLY REDECORATED AND NEW CARPETS
- CONSERVATORY
- DINING ROOM
- FAMILY BATHROOM
- LARGE GARDEN
- CLOSE TO TOWN CENTRE

Full Description

WALK IN AND UNPACK! This lovely THREE BEDROOM home has recently been upgraded having been DECORATED and having had NEW CARPETS so that its new owners can just walk in and relax. With a BRIGHT LOUNGE with BAY WINDOW, separate dining room and MODERN KITCHEN as well as extra living space with the CONSERVATORY overlooking the LARGE FAMILY GARDEN. With a GARAGE and being CLOSE TO THE TOWN CENTRE, there really isn't much more you could want from your next home.

ENTRANCE HALL

Front door into hall, stairs off to first floor and door leading to lounge.

LOUNGE

14' 9 (MAX) " x 13' 8 " (4.5m x 4.17m)

PVCu double glazed bay window to front elevation, Adam style fireplace with fire, radiator and door leading into dining room.

DINING ROOM

9' 8" x 8' 8" (2.95m x 2.64m)

Radiator, opening into kitchen and PVCu double glazed doors to rear elevation leading to conservatory.

KITCHEN

9' 8" x 7' 6" (2.95m x 2.29m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, sink drainer, integrated electric oven, induction hob with extractor over, under counter space with plumbing for washing machine, space for fridge and freezer, wall mounted boiler, PVCu double glazed window to rear elevation and door to outside.



CONSERVATORY

7' 11" x 7' 6" (2.41m x 2.29m)

Of PVCu double glazed construction with door to rear elevation leading out to garden.

LANDING

Access to the loft ,PVCu double glazed window to side elevation, doors to all three bedrooms and bathroom.

BEDROOM ONE

13' 3" x 9' 8" (MAX)" (4.04m x 2.95m)

PVCu double glazed window to the front elevation and radiator.

BEDROOM TWO

10' 7" x 9' 8" (3.23m x 2.95m)

PVCu double glazed window to the rear elevation and radiator.

BEDROOM THREE

8' 7" x 6' 11" (2.62m x 2.11m)

PVCu double glazed window to the 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, chrome ladder style radiator and PVCu double glazed window to the rear elevation.

OUTSIDE

To the front of the property small walled garden providing access to the front door. To the side of the property is shared access to the garage at the rear. To the rear is a generous lawned garden with a gravelled patio area all enclosed by wooden fencing.

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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