



**Kings Avenue**  
Loughborough, LE11 5HY

**£150,000**

# Property Features

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- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS W.C.
- GARAGE
- OFF ROAD PARKING
- CLOSE TO TOWN CENTRE
- BATHROOM
- POTENTIAL TO EXTEND (stpp)
- TRADITIONAL BAY FRONTED SEMI

## Full Description

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This TRADITIONAL BAY FRONTED HOME has so much to offer the young and growing family! With TWO RECEPTIONS ROOMS as well as a DOWNSTAIRS W.C., and the THREE BEDROOMS and family bathroom upstairs, there's so much potential. There could even be a chance to EXTEND TO THE SIDE (stpp). If you didn't want to extend it, there's plenty of OFF ROAD PARKING with one space to the front and then double gates giving access to the GARAGE and further parking as well as the REAR GARDEN. As well as having so much potential within the house, the location is also SPOT ON being just a short distance to the TOWN CENTRE as well as easy access to major travel links like the A6.

### ENTRANCE HALL

Front door into hallway, door to lounge and stairs to first floor.

### LOUNGE

15' 0 (INTO BAY)" x 13' 5" (4.57m x 4.09m)

PVCu double glazed bay window to the front elevation, radiator and opening into kitchen.

### KITCHEN

11' 7" x 9' 8" (3.53m x 2.95m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, space for cooker, space for fridge and freezer, door leading to downstairs w.c, PVCu double glazed window to rear elevation and door to rear elevation leading to outside.

### DOWNSTAIRS W.C

9' 5" x 5' 2" (2.87m x 1.57m)

Fitted with a two piece suit comprising close coupled w.c



and pedestal wash hand basin. Wall mounted boiler, sliding door to under stairs storage two PVCu double glazed windows to the rear and side elevations and radiator.

#### LANDING

PVCu double glazed window to side elevation, doors to all bedrooms, bathroom and loft access.

#### BEDROOM ONE

12' 9" (PLUS BAY)" x 10' 11" (3.89m x 3.33m)

PVCu double glazed bay window to the front elevation and radiator.

#### BEDROOM TWO

11' 0" (MAX) " x 9' 6" (3.35m x 2.9m)

PVCu double glazed window to the rear elevation, radiator and door leading to storage cupboard.

#### BEDROOM THREE

8' 8" x 6' 0" (2.64m x 1.83m)

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, bath with shower over. Radiator and PVCu double glazed window to the rear elevation.

#### OUTSIDE

To the front of the property are double gates leading to off road parking. Double gates then lead to garage at the rear. To the rear of the property is a mainly laid to lawn rear garden with a paved patio area enclosed by fencing and walling.

#### GARAGE

Up and over door leading into garage area, and pedestrian door out to the side elevation.

#### 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.

