



Abberton Way

Loughborough, Leicestershire, LE11 4NX

£199,950

Property Features

- GENEROUS PLOT
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- MODERN BATHROOM



Full Description

This FABULOUS semi detached home is found in a POPULAR AREA of Loughborough and benefits from THREE BEDROOMS, LOUNGE, SEPARATE DINING ROOM, CONTEMPORARY FITTED KITCHEN and modern white bathroom suite and externally, LARGER THAN AVERAGE REAR GARDEN and OFF ROAD PARKING FOR SEVERAL VEHICLES.

ENTRANCE HALL

PVCu double glazed door into entrance hall with further door into lounge.

LOUNGE

16' 1" x 11' 1" (4.9m x 3.38m)

Adam style fireplace with living flame gas fire, radiator, under-stairs storage cupboard, stairs off to first floor, doors into kitchen and dining room, and PVCu double glazed sliding doors to rear elevation leading out into the garden.

DINING ROOM

9' 7" x 7' 10" (2.92m x 2.39m)

PVCu double glazed window to front elevation and radiator.

KITCHEN

10' 9" x 6' 7" (3.28m x 2.01m)

Fitted with a range of modern wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, space for free standing gas cooker, stainless steel extractor hood, space for fridge freezer, under-counter space and plumbing for washing machine, under-counter space and plumbing for dishwasher, wall mounted boiler and PVCu double glazed window to rear elevation.



LANDING

PVCu double glazed window to rear elevation and doors to all bedrooms and bathroom.

BEDROOM ONE

11' 1" x 9' 6" (3.38m x 2.9m)

PVCu double glazed window to rear elevation, fitted wardrobes and radiator.

BEDROOM TWO

10' 4" x 7' 2" (3.15m x 2.18m)

PVCu double glazed window to front elevation and radiator.

BEDROOM THREE

10' 4" x 6' 9" (3.15m x 2.06m)

PVCu double glazed window to front elevation, access to loft and radiator.

BATHROOM

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



OUTSIDE

To the front of the property is a substantial laid to lawn garden with a large driveway laid to tarmac providing off road parking for approximately four cars and leading to the car port and also the gated access to the rear garden. The rear garden is a good size and mainly laid to lawn with a paved patio seating area, fully enclosed by wooden fencing and with trees to the rear creating a feeling of privacy.



GENERAL NOTES

Viewing Arrangements

Please contact Clare, Hannah 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.

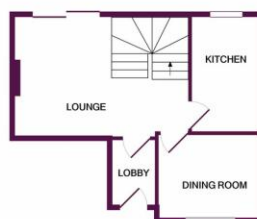
General Note

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, Setfords Solicitors, 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.



GROUND FLOOR

