



New Ashby Road
Loughborough, LE11 4EU

Offers Over £175,000

Property Features

- FANTASTIC PLOT WITH GREAT POTENTIAL
- SPACIOUS END TERRACE HOUSE
- WELL MAINTAINED THROUGHOUT
- THREE BEDROOMS
- GENEROUS LOUNGE
- 17ft 10 X 13ft 5 (max) DINING KITCHEN
- REFITTED SHOWER ROOM
- DOWNSTAIRS WC
- 21ft 8 X 12ft 6 GARAGE/WORKSHOP
- NO UPWARD CHAIN

Full Description

SPACIOUS, IN GOOD ORDER THROUGHOUT and with MASSIVE POTENTIAL FOR EXTENSION, (STPP), this GREAT FAMILY HOME IS DEFINITELY WORTH A VIEWING! Boasting a 17'10 LOUNGE, having French doors to the delightful rear garden, GENEROUS L SHAPED DINING KITCHEN and WC to the ground floor with THREE GOOD SIZE BEDROOMS and REFITTED SHOWER ROOM upstairs all benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. Outside, to the front is a BLOCK PAVED DRIVEWAY providing PARKING FOR SEVERAL CARS and leading to the 21ft 8 X 12'6 GARAGE/WORKSHOP, with the established, landscaped rear garden completing the picture of this LOVELY HOME, being offered for sale with NO CHAIN.

ENTRANCE HALL

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

LOUNGE

17' 10" x 10' 7" (5.44m x 3.23m)

PVCu double glazed window to front elevation, radiator, space for electric fire and PVCu double glazed French doors to outside.

KITCHEN DINER

17' 10" x 13' 5" max (5.44m x 4.09m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, integrated electric oven, electric hob, under counter space with plumbing for washing machine and dishwasher, under stairs storage with space for fridge freezer, radiator, PVCu double glazed windows to front and rear elevation and door to side passage.



SIDE PASSAGE

Doors to garage/workshop and to the front and rear of the property.

GARAGE/WORKSHOP

21' 8" x 12' 6" (6.6m x 3.81m)

Fitted with an up and over door with power and light and door to downstairs W.C.

DOWNSTAIRS W.C.

Fitted with a W.C., and wash hand basin.

LANDING

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

BEDROOM ONE

12' 0" x 10' 1" (3.66m x 3.07m)

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

BEDROOM TWO

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

PVCu double glazed window to front elevation, radiator and cupboard housing boiler.

BEDROOM THREE

7' 10" x 7' 6" (2.39m x 2.29m)

PVCu double glazed window to rear elevation and radiator.

BATHROOM

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

VENDOR NOTE

Vendor has advised that the garage has been built with foundations strong enough to support two storey's so it could be built over stpp.

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.

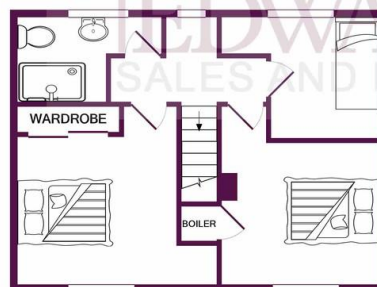
Referral Fees

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



1ST FLOOR

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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