



**Castledine Street Extension**

Loughborough, LE11 2NT

**£200,000**

# Property Features

- IMMACULATE SEMI DETACHED HOUSE
- TWO GENEROUS DOUBLE BEDROOMS
- SPACIOUS BATHROOM
- DOWNSTAIRS WC
- LOUNGE
- REAR SITTING ROOM
- REFITTED DINING KITCHEN
- LANDSCAPED REAR GARDEN

## Full Description

EXTENDED, UPGRADED and IMMACULATE THROUGHOUT, this STUNNING BAY FRONTED SEMI DETACHED HOME IS HARD TO BEAT! To the ground floor the entrance hall gives way to the LOUNGE, REFITTED DINING KITCHEN, open to a DELIGHTFUL SITTING ROOM, having French doors to the rear garden, and WC, whilst upstairs provides TWO DOUBLE BEDROOMS and SPACIOUS, REFITTED BATHROOM having both bath and separate shower cubicle. Outside is a low maintenance frontage with a DELIGHTFUL, LANDSCAPED REAR GARDEN with woodland beyond completing the picture of this LOVELY HOME in a quiet and popular residential location.

### ENTRANCE HALL

PVCu double glazed door into entrance hall with stairs off to first floor, radiator, wood laminate flooring and doors to downstairs w.c., lounge and kitchen diner.

### DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled w.c. and wash hand basin, and PVCu double glazed window to side elevation.

### LOUNGE

12' 0" x 10' 9" (3.66m x 3.28m)

PVCu double glazed bay window to front elevation, Adam style fireplace with living flame fire, radiator and wood laminate flooring.

### KITCHEN DINER

17' 0" x 10' 1" (5.18m x 3.07m)

Fitted with a range of base and drawer units with solid wood work surfaces, Belfast style sink unit, space for cooker, overhead extractor hood, space for fridge freezer, under-



counter space and plumbing for washing machine, integrated slimline dishwasher, space for dining table, built in storage cupboard, wood laminate flooring, PVCu double glazed window to side elevation and open into sitting room.

#### SITTING ROOM

14' 3" x 9' 0" (4.34m x 2.74m)

Built in storage cupboard, continuation of wood laminate flooring, radiator, PVCu double glazed window to rear elevation and French doors to rear elevation leading out into the garden.

#### LANDING

Access to loft, PVCu double glazed window to side elevation and doors to both bedrooms and bathroom.

#### BEDROOM ONE

13' 10" x 10' 3" (4.22m x 3.12m)

PVCu double glazed bay window to front elevation, radiator and painted floorboards.

#### BEDROOM TWO

12' 0" x 10' 8" (3.66m x 3.25m)

PVCu double glazed window to rear elevation, built in wardrobe/storage and radiator.

#### BATHROOM

Fitted with a four piece suite comprising close coupled w.c., pedestal wash hand basin, corner shower cubicle and bath, ladder radiator, wood laminate flooring and PVCu double glazed window to rear elevation.

#### OUTSIDE

To the front of the property is a paved garden which lies behind a brick wall, giving access to the front door and gated side access to the rear. To the rear of the property is a landscaped garden with paved patio area to the immediate rear, leading down steps to a lawn with central pathway, enclosed by wooden fencing.

#### GENERAL NOTES

Viewing Arrangements

Please contact Clare, Ben or Katie 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.



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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