



**King George Avenue**  
Loughborough, LE11 2NU

**£175,000**

# Property Features

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- TENANT IN SITU UNTIL FEB 2022
- TWO BEDROOMS
- CONTEMPORARY KITCHEN/DINER
- LIVING ROOM
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- OFF-STREET PARKING

## Full Description

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Set in an ESTABLISHED RESIDENTIAL AREA, this SEMI-DETACHED HOME offers TWO BEDROOMS with a FAMILY BATHROOM upstairs. Downstairs there's a CONTEMPORARY KITCHEN/DINER, as well as a sizeable LIVING ROOM with STRIPPED WOODEN FLOORING. Outside to the front and side is OFF-STREET PARKING FOR SEVERAL VEHICLES with an ENCLOSED REAR GARDEN, part of which is LAID TO LAWN, with the rest being a separate PEBBLE AREA.

### ENTRANCE HALL

PVCu double glazed door into entrance hall with stairs off to first floor and door into lounge.

### LIVING ROOM

13' 1" x 10' 4" (3.99m x 3.15m)

PVCu double glazed bay window to front elevation, wall-mounted electric fire, radiator, stripped floorboards and double doors into kitchen diner.

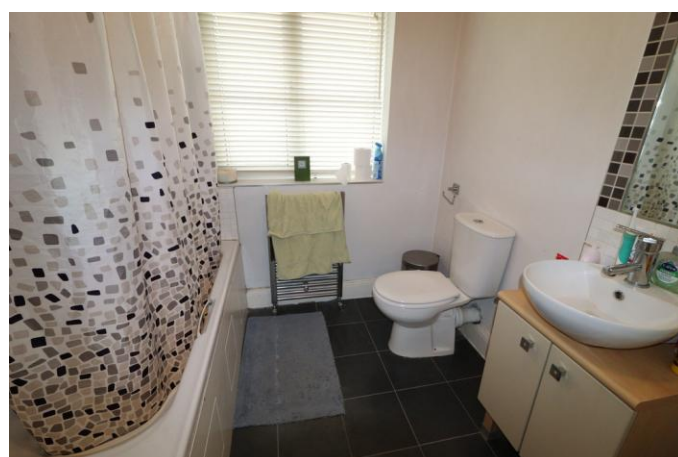
### KITCHEN/DINER

14' 8" x 9' 4" (4.47m x 2.84m)

Fitted with a modern range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob, integrated fridge freezer, dining area, continuation of stripped floor boards, radiator, two PVCu double glazed windows to rear elevation and PVCu double glazed external door into garden.

### LANDING

Access to loft and doors to both bedrooms and bathroom.



### BEDROOM ONE

14' 9" x 10' 5" (4.5m x 3.18m)

PVCu double glazed bay window to front elevation and radiator.

### BEDROOM TWO

12' 4" x 7' 6" (3.76m x 2.29m)

PVCu double glazed window to rear elevation and radiator.

### BATHROOM

6' 11" x 9' 5" (2.11m x 2.87m)

Fitted with a three piece suite comprising close coupled w.c., bowl wash hand basin with storage beneath, and bath with shower over, chrome ladder radiator and PVCu double glazed window to rear elevation.

### OUTSIDE

To the front of the property is a generous, gravelled driveway, giving access to the garage and rear garden. To the rear of the property is a private garden, mainly lawn, enclosed by wooden fencing.

### GENERAL NOTES

#### Viewing Arrangements

Please contact Clare, Katie, Dominique or Liz 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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