



King Street
Loughborough, LE11 1SD

£160,000

Property Features

- TWO RECEPTION ROOMS
- FABULOUS BATHROOM
- TWO DOUBLE BEDROOMS
- PVCu DOUBLE GLAZING
- FITTED KITCHEN
- GAS CENTRAL HEATING

Full Description

This mid terrace home benefits from LOUNGE and attractively arranged DINING ROOM OPEN PLAN TO KITCHEN, giving the ground floor a lovely spacious feel, with TWO DOUBLE BEDROOMS and SPACIOUS BATHROOM with BATH and SEPERATE SHOWER CUBICLE upstairs, the picture is complete. Benefiting from PVCu DOUBLE GLAZING, GAS CENTRAL HEATING this LOVELY HOME with enclosed rear garden, conveniently located for the town centre and railway station would make an EXCELLENT HOME.

ENTRANCE

Front door into lounge

LOUNGE

11' 11" x 11' 0" (3.63m x 3.35m)

PVCu double glazed window to front elevation, Adam style fireplace with gas fire, radiator, built in drawers, and door to dining room.

DINING ROOM

11' 10" x 11' 0" (3.61m x 3.35m)

With modern kitchen wall, base and drawer units with laminate work surfaces leading through archway to the kitchen, under stairs storage cupboard, radiator, PVCu double glazed window to rear elevation and door leading to stairs.

KITCHEN

9' 2" x 6' 1" (2.79m x 1.85m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, built in gas hob with extractor hood over, integrated electric oven, integrated dishwasher, fridge-freezer, washing machine, cupboard housing the boiler, PVCu double glazed window to



side elevation and PVCu double glazed door to side elevation.

LANDING

With access to loft via loft hatch and doors leading to both bedrooms and bathroom.

BEDROOM ONE

12' 5" x 12' 0" (3.78m x 3.66m)

Two PVCu double glazed windows to front elevation, radiator, fitted wardrobes and over stairs cupboard.



BEDROOM TWO

11' 11" x 9' 6" (3.63m x 2.9m)

PVCu double glazed window to rear elevation and radiator.



BATHROOM

Fitted with a four-piece suite comprising close-coupled W.C., pedestal hand basin, bath and shower cubicle, ladder-style radiator and PVCu double glazed window to rear elevation.

OUTSIDE

The rear of the property has a paved patio area and laid to lawn garden with gated access to the side of the property.

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.



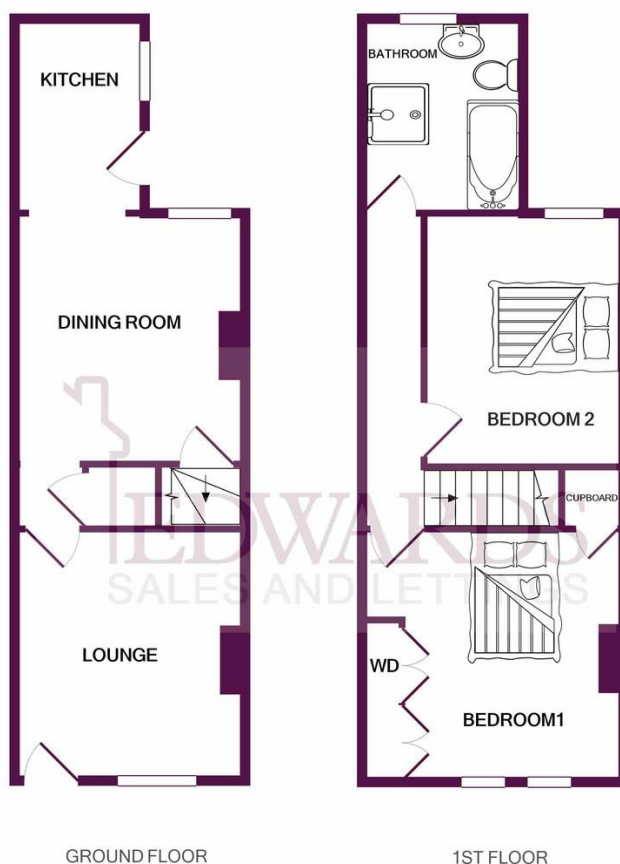
General Note

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.



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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