GLENMORE AVENUE

LOUGHBOROUGH, LE12 9LQ

£185,000

FREEHOLD

** Planning permission granted for two storey rear extension to provide master bedroom with ensuite and living dining kitchen, and driveway with dropped kerb ** This spacious, TWO DOUBLE BEDROOM home briefly comprises RECENTLY REFITTED KITCHEN, downstairs W.C. and 20FT LOUNGE DINER downstairs, with two double bedrooms and LARGE FAMILY BATHROOM upstairs. Outside there are GARDENS to the front and rear. All located within a POPULAR COMMUTER TOWN with easy access to the M1.

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GLENMORE AVENUE

PLANNING PERMISSION GRANTED FOR TWO STOREY EXTENSION | TWO DOUBLE BEDROOMS | 20FT LOUNGE DINER | RECENTLY REFITTED KITCHEN | DOWNSTAIRS W.C. | LARGE FAMILY BATHROOM | LARGE GARDEN | NO CHAIN |

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ENTRANCE HALL

Front door into hallway, doors to lounge and W.C., open to kitchen and stairs to first floor.

LOUNGE DINER

Lounge Area

12'11" x 10'10"

PVCu double glazed window to front elevation and radiator.

Dining Area

10'10" x 6'11"

PVCu double glazed windows to side and rear elevation and radiator.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising low flush W.C., and wash hand basin, wall mounted boiler and PVCu double glazed window to side elevation.

KITCHEN

11'10" MAX. x 6'11" (3.61m x 2.11m) Refitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated eye level electric oven, built in gas hob, stainless steel overhead extractor fan, radiator and door to outside.

LANDING

Doors to both bedrooms and bathroom, loft access and PVCu double glazed window to rear elevation.

BEDROOM ONE

12'11" x 10'10" (3.94m x 3.3m) PVCu double glazed window to front elevation, radiator and cupboard.

BEDROOM TWO

12'11" x 9'1" (3.94m x 2.77m) PVCu double glazed window to front elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising low flush W.C., wash hand basin and bath with shower over, radiator and PVCu double glazed window to rear elevation.

OUTSIDE

To the front of the property is lawn garden with established planted flower beds, with path leading to the front of the property. To the rear is a generous sized garden with paved patio area and beds ready for planting, all enclosed by fencing.

GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

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.

It should not be assumed that items shown in our photographs are included in the sale of the property.

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.

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.

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.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose 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.

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ADDITIONAL INFORMATION

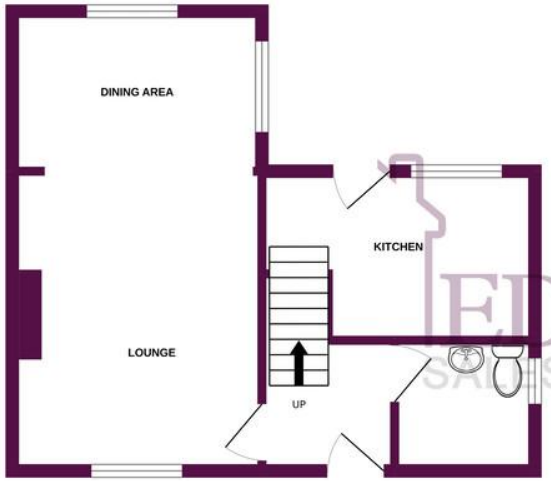
Local Authority – Charnwood Borough Council

Council Tax – Band A

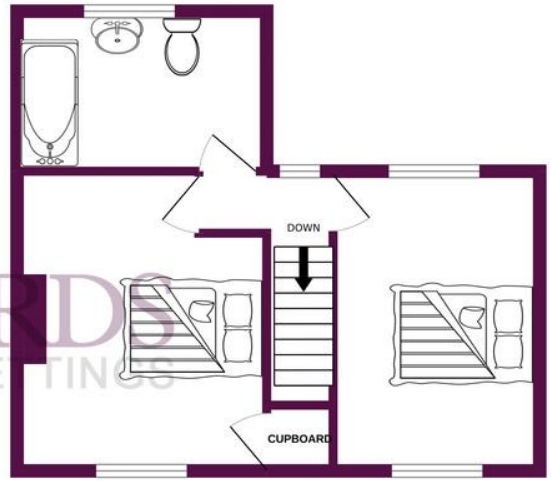
Viewings – By Appointment Only

Tenure – Freehold

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements