



39 Abberton Way, Loughborough

£210,000 Freehold

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The home consists of an initial entrance hall, which then provides access to the truly stunning lounge. The lounge is filled with light courtesy of the large southward-facing front window, and acts as an excellent nexus of the home. To the property's rear lies the kitchen/diner, currently housing a breakfast bar in addition to the traditional cabinetry, integrated oven and built-in extractor hood.

The upper floor of the home consists of the landing, a superb master bedroom with built-in storage, and an excellent second bedroom. Finally, the accommodation is completed by the first-floor bathroom, equipped with a full-length bath with shower above.

Externally, the property benefits from lawned areas to the front and rear, a driveway beyond the rear garden, and a sun-kissed patio area to the side of the home.

Abberton road is exceptionally well connected, lying in close proximity to the A6, whilst Loughborough town centre is just a short distance away. Ashmount School, Booth Wood Primary and Charnwood College are all just a short distance away, as is the M1.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with rail links to London, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.



Entrance Hall

Lounge

12' 10" x 12' 6" (3.90m x 3.80m)

Kitchen

6' 11" x 12' 10" (2.12m x 3.90m)

Landing

Master Bedroom

12' 10" x 10' 4" (3.90m x 3.14m)

Bedroom Two

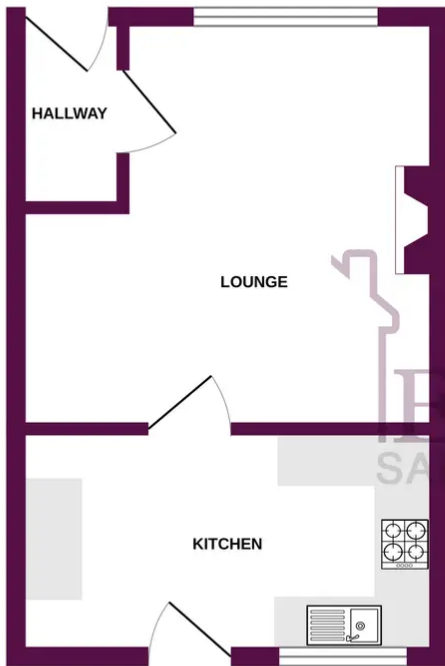
9' 1" x 5' 10" (2.78m x 1.78m)

Bathroom

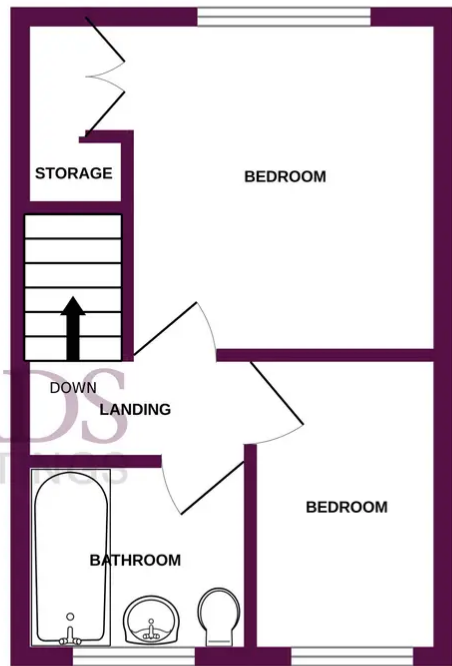
5' 11" x 6' 11" (1.80m x 2.12m)



GROUND FLOOR
244 sq.ft. (22.7 sq.m.) approx.



1ST FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 sq.m.) approx.

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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