



**NICK HUMPHREYS**

SALES · LETTINGS · STUDENT

SINCE 1986

**Robin Mews, Loughborough, LE11 3HJ**

**£250,000**

## 12 Robin Mews, Loughborough, LE11 3HJ

Take a glimpse of this excellent and well-proportioned three-bedroom, three-story townhouse, now available in the property market. Situated in a prime location, it offers easy access to all of Loughborough's local amenities. The property boasts off-road parking, a garage, gas central heating, and, of course, UPVC double glazed windows and doors throughout. An opportunity not to be missed!

The property features an entrance hall, an open-plan kitchen diner with a door opening onto the rear garden. Additionally, there's a versatile reception room suitable for a study, child's playroom, or other purposes. The ground floor also includes a WC/cloakroom. Moving to the first floor, you'll find a spacious lounge with two sets of patio doors and Juliet balconies overlooking the rear. There's also a double bedroom on this level.

On the second floor, there's a master bedroom suite with an ensuite shower room, along with another double bedroom and a family bathroom. Outside, there's a path leading to the front door and a sizeable, private rear garden consisting of a patio and garden area. A gate provides access to the off-road parking space in front of the single garage. You can also gain access from the rear garden into the garage via a door directly into the garage.

Don't miss out on the chance to own a property of this calibre in such a fantastic location—ideal for first-time buyers, families, or investors. Call our office today to arrange your viewing.



## Ground Floor

### Entrance Hall

### Reception Room

8'8 x 7 (2.64m x 2.13m)

Versatile room which could either be used as office, snug or child's play room.

### WC

### Kitchen Diner

15'6 x 12'5 (4.72m x 3.78m)

Fully fitted kitchen with a full range of built-in appliances.

## First Floor

### Stairs / Landing

### Bedroom

12'7 x 8'11 (3.84m x 2.72m)

### Lounge

12'7 x 8'11 (3.84m x 2.72m)

## Second Floor

### Stairs / Landing

### Bedroom

12'7 x 8'11 (3.84m x 2.72m)

### Bathroom

Three piece bathroom suite.

### Bedroom

12'7 x 11 (3.84m x 3.35m)

### En Suite

En suite shower room.

### Outside

Enclosed rear garden, low maintenance part paved rear garden. Gate to the side which gives access to the off road parking space which is upon a drive. There is a door directly from the rear garden into the garage.

### Garage

Single garage, upon and over door, light point and electric. Door to rear that gives access into the rear garden.

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : D

## Viewings

Please contact Leanne, Louise, David, Jake, Millie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or [loughborough@nickhumphreys.co.uk](mailto:loughborough@nickhumphreys.co.uk)

## Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

## Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

## Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

## Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

## General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

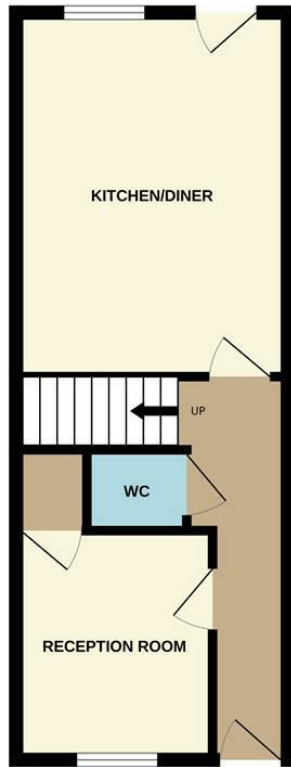
## Hours Of Business

Our office is open Monday to Friday 9am till 5.30pm and Saturday, 9am till 4pm.

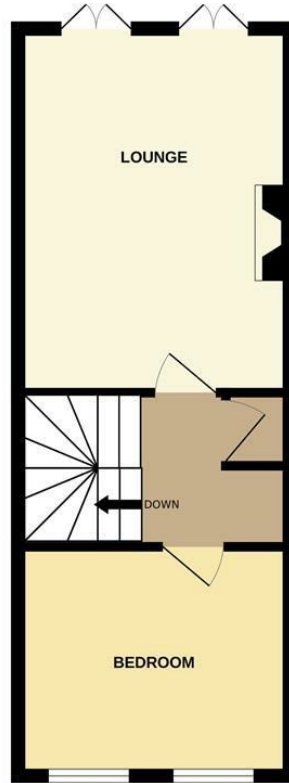




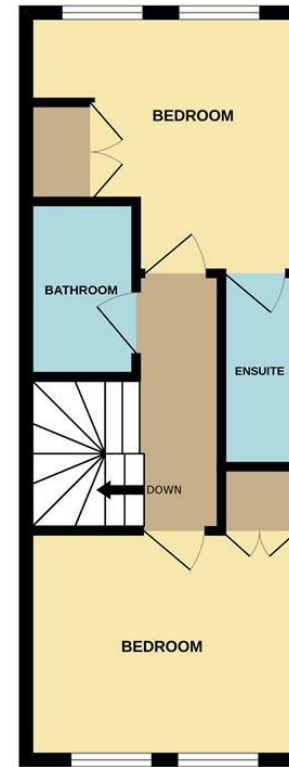
GROUND FLOOR



1ST FLOOR



2ND 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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