



**NICK HUMPHREYS**  
SALES · LETTINGS · STUDENT

SINCE 1986

**Brush Drive, Loughborough, LE11 1LT**  
**£240,000**

## Ground Floor

### Entrance Hall

Door to the front, Radiator and built in cupboard.

### Cloakroom

Low level WC, wash hand basin, radiator and UPVC window to the front.

### Fitted Kitchen

An extensive range of fitted cupboards plumbing for a washing machine, built-in Bosch oven and hob, extractor hood. Logic central heating boiler, Radiator and UPVC window to the front.

### Lounge/ Diner

Having two radiators and doors opening onto the conservatory.

### Conservatory

With windows and doors to the garden.

## First Floor

### Landing

Radiator, loft access with pull down ladder and part boarded loft space.

### Bedroom One

UPVC window to the front and radiator.

### En Suite Shower Room

UPVC window to the front, radiator, three piece suite comprising pedestal wash hand basin, low level WC, separate shower cubicle with electric shower.

### Bedroom Two

UPVC window to the rear and radiator.

### Family Bathroom

Three piece suite comprising low level WC, wash hand basin panelled bathroom with electric shower over. Radiator and UPVC window to the side.

### Bedroom Three

UPVC window to rear and radiator.

### Front Garden

Open plan lawn

### Side Tarmac Driveway

For 3/4 vehicles

### Single Brick Garage

With metal up n over door to front and personal door to the rear garden

### Rear Garden

The rear garden has a high degree of privacy and is mainly laid to lawn.

## Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : C

## 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

## 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 Not

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## Hours Of Bu

Our office is o till 4pm.

