



MAYNARD
ESTATES

30 Queen Street, Loughborough, LE12 9RZ

£159,950



Brief Description

£159,950

This RECENTLY RENOVATED terraced house is a true gem waiting to be discovered. As you step inside, you'll be greeted by a stylish living room adorned with mirrored walls, adding a touch of sophistication to the space.

The KITCHEN DINER is a culinary delight, featuring a RANGE OF MODERN WALL AND BASE UNITS, INTEGRATED APPLIANCES including an oven, grill, microwave, and electric hob. The herringbone style flooring and ceiling spotlights create a contemporary ambiance, while the feature sink with mixer tap adds a touch of elegance. With space for a washing machine and fridge/freezer, this kitchen is as practical as it is beautiful.

The MODERN SHOWER ROOM boasts a double shower unit, vanity wash hand basin, and a dual flush W/C. The WORCESTER BOSCH BOILER, newly installed for your convenience, ensures you'll always have a warm and cozy home to return to.

Upstairs, you'll find two spacious double bedrooms.

Outside, is the rear courtyard, offering a paved area soon to be graced with artificial lawn, creating a low-maintenance outdoor space to enjoy.

New double glazed windows, NO UPWARD CHAIN, ideal for first-time buyers. This property on is a rare find.



ON THE GROUND FLOOR

Living Room 11.4 x 11.4 (3.35m.1.22m x 3.35m.1.22m)

Dining Kitchen 8.4 x 15 (2.44m.1.22m x 4.57m)

Shower Room

ON THE FIRST FLOOR

Bedroom 1 11.4 x 11.4 (3.35m.1.22m x 3.35m.1.22m)

Bedroom 2 10.2 x 8.1 (3.05m.0.61m x 2.44m.0.30m)

ON THE OUTSIDE

Rear Courtyard



Key Features

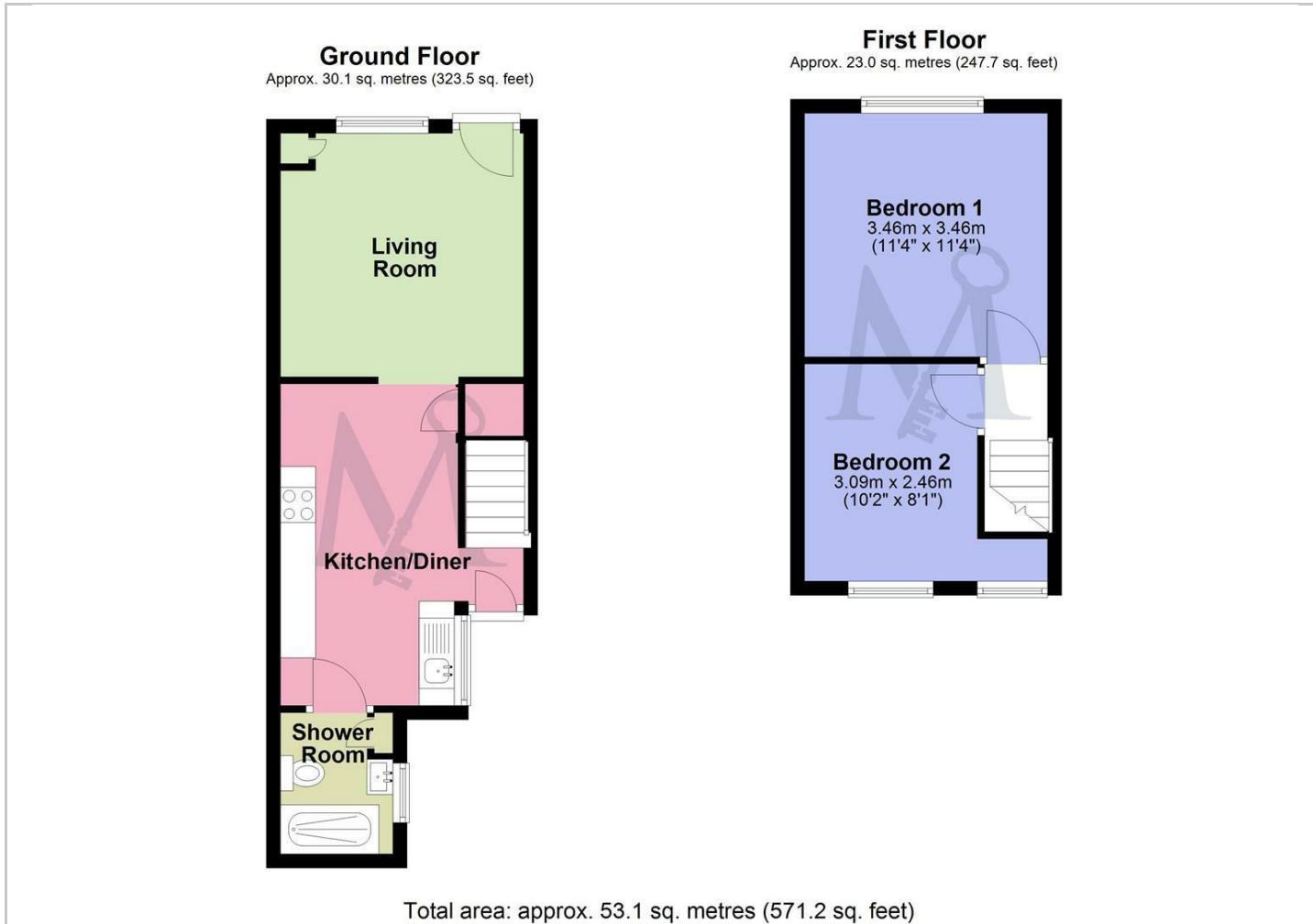
- Recently Renovated Property
- Modern Dining Kitchen
- Brand New Boiler
- Easily Maintained Rear Courtyard
- Ideal First Time Buyer Property or Possible Buy to Let Investment
- 2 Double Bedrooms
- Contemporary Shower Room Suite
- New Double Glazed Windows
- Town Location
- No Upward Chain







Floor Plans



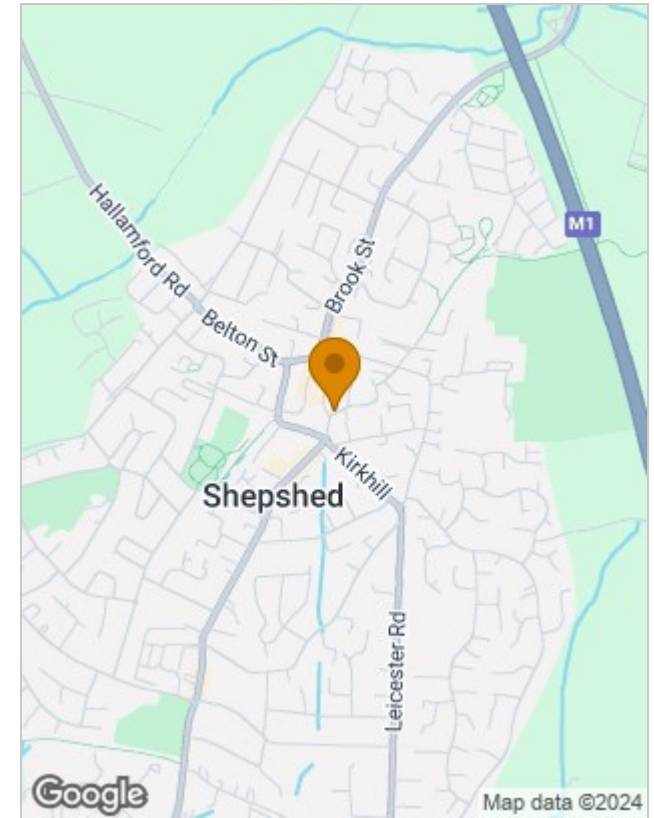
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		