



Bottleacre Lane | | Loughborough | LE11 1JQ

Asking price £199,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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**** OPEN DAY WITH THE ESTATE AGENT ** SATURDAY 28TH JUNE 10AM - 11AM ****

**** NO APPOINTMENT NECESSARY ****

Featuring a stunning, re-furnished interior, benefitting from GCH and Upvc DG, this large extended mid-townhouse offers spacious accommodation with two reception rooms, utility, kitchen, w/c and conservatory. To the first floor are two bedrooms and a bathroom. There is off road parking and a large garden to the rear. This would make an ideal first time buy or downsize.

- Re-furnished Mid Town House
- Two Double Bedrooms
- Two Reception Rooms
- Ground Floor W/C
- Large Garden and Driveway
- Popular Location
- Extended Accommodation
- Re-Fitted Kitchen
- Conservatory
- No Upward Chain

Entrance Hall

With Upvc front door and staircase rising to the first floor.

Lounge

A large lounge with bay window and laminate flooring.

Dining Room

With window to the rear, understairs cupboard and access to -

Utility Room

Fitted with a range of storage units, wall mounted boiler, sink unit and drainer and space for washing machine.



"Set in a popular area"



Kitchen

Featuring a vast range of modern wall and base mounted units with ceramic sink unit and drainer, integrated dishwasher, cooker, laminate flooring and a lovely lantern window above.

Conservatory

Constructed of brick base and a UPVC framework with French doors to the garden.

W/c

Fitted with a two-piece suite comprising wash hand basin and w/c.

First Floor Landing

With loft access and access to all rooms.

Bedroom 1

A large double bedroom with laminate flooring and a large bay window to the front elevation.

Bedroom 2

A spacious bedroom with window to the rear.

Bathroom

A large bathroom with three-piece suite comprising bath with shower over, wash hand basin and w/c. There is a window to the rear and laminate splashbacks to the walls.

Outside

The property has a driveway to the front, shared side access passage and a large rear garden.

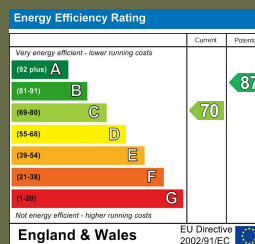
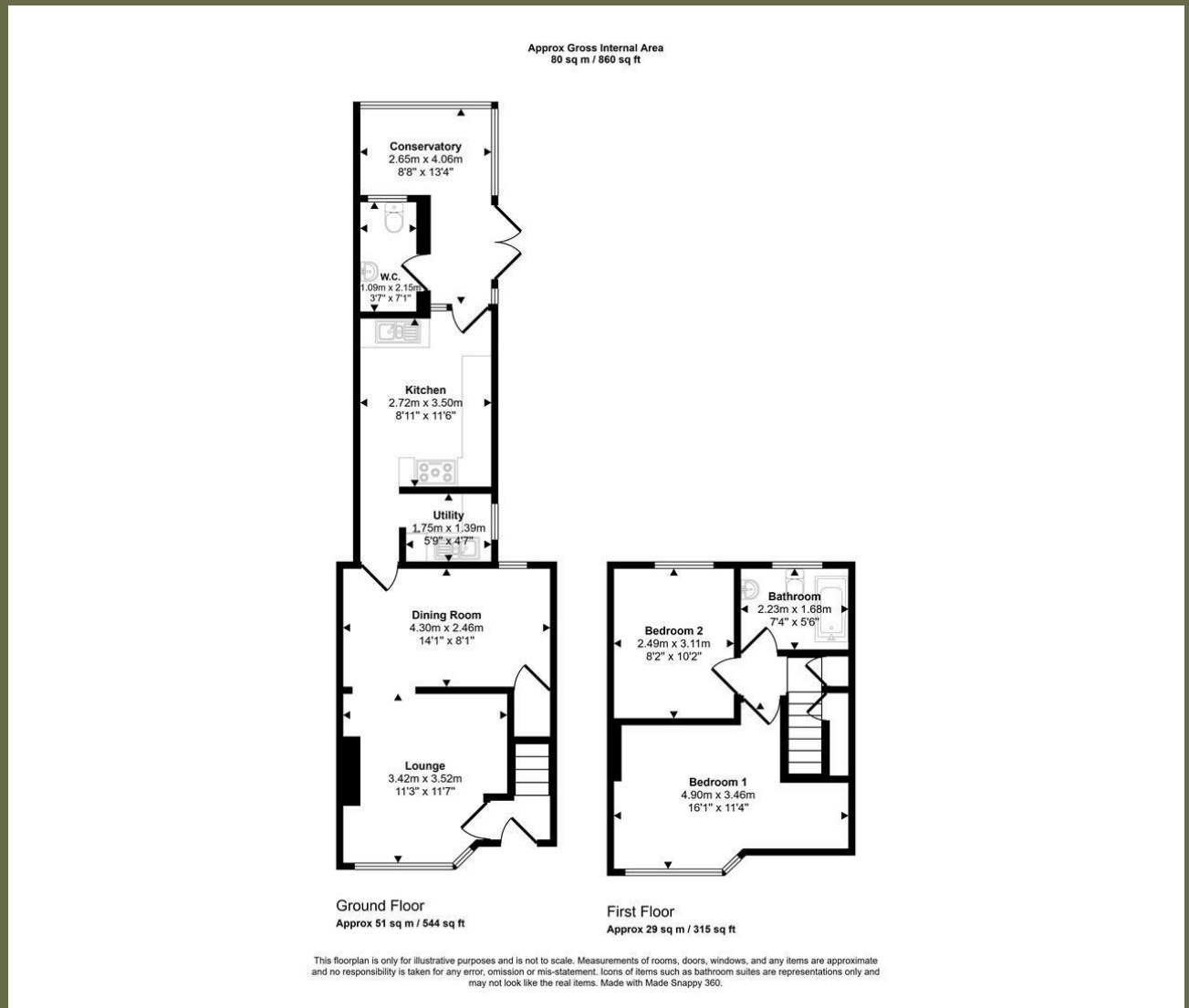
The Area

The property sits in a position only 15 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby and picturesque walks along the nearby Canal and into nearby open countryside.

Extra Information

To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
Since a flood incident in Jan 2024, the property has had various flood defences fitted, please contact us for more details.



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