



Kenilworth Avenue | | Loughborough | LE11 4SJ

Asking price £239,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

Kenilworth Avenue |
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A well presented semi-detached home in a popular and sought after location, close to numerous local amenities and schools. The property has been extended to the ground floor to create flexible living accommodation which benefits from GCH and Upvc DG, modern decor and a lovely garden. There is a sizeable driveway, garage and accommodation comprising Entrance Porch, Lounge, Dining Room, Garden Room, Kitchen, Ground Floor W/c, First Floor Landing with Three Bedrooms and Bathroom. Viewing highly recommended as properties of this type usually sell swiftly.

Extended Sem-Detached House

Large Drive and Garage
Lounge and Dining Room
Ground Floor W/c

Close to Shops and Schools

Well Presented Throughout

Three Bedrooms

Garden Room Extension

GCH and Upvc DG

Bus Stop Immediately to the Front

Entrance Porch

With door and window to the front, internal door to the lounge.

Lounge

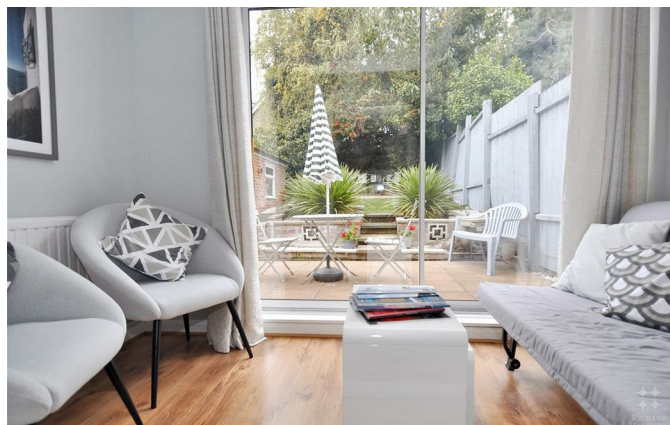
A large room, with window to the front, feature fireplace, laminate flooring and arch to -

Dining Room

A spacious room with laminate flooring and sliding door to the Garden Room.

Garden Room

An extension to the original property, with sliding door to the garden.



"Set in a popular area with numerous amenities"



Kitchen

Fitted with a range of white laminate wall and base units, sink unit and space for appliances. There is a window to the side and a rear porch area with door to the side, making this an ideal everyday entrance area.

W/C

Fitted with low level flush w/c, wash hand basin and window to the rear.

First Floor Landing

With window to the side and access to all rooms.

Bedroom 1

A lovely sized room with ample space for bed and bedroom furniture, with window to the front.

Bedroom 2

A double bedroom with a lovely view over the rear garden.

Bedroom 3

With window to the front.

Bathroom

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath with shower over, there is a window to the rear.

Outside

The property has low maintenance gardens with artificial grass to front and rear, tandem driveway and single detached garage with up and over door to the front, power and lighting. The rear garden is quite private with mature shrubs and a patio area.

The Area

This particular property sits on a sought after road, with regular bus route and walking distance to Charnwood College. Jubilee Park is just down the road with pleasant scenery and children's play equipment. The Gorse Covert Shopping Precinct is a few hundred yards away and contains a vast array of shops and conveniences including Post Office, Chip Shop, Pharmacy and Dentist. Along with the community centre and Morrisons supermarket.

Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds



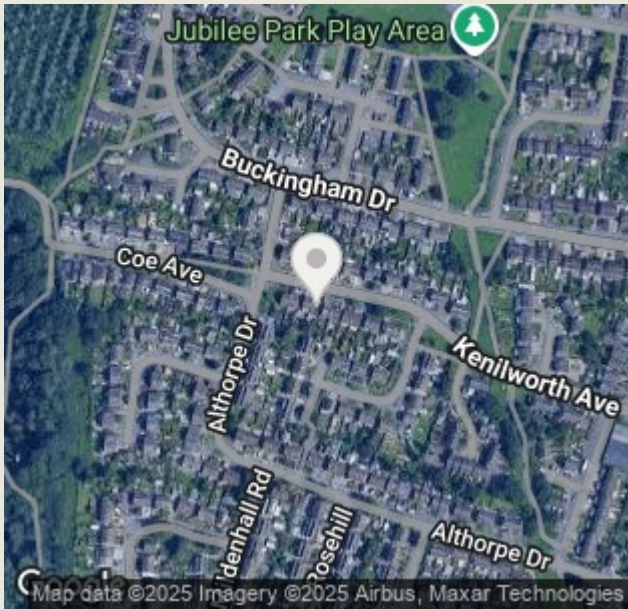
Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - 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>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

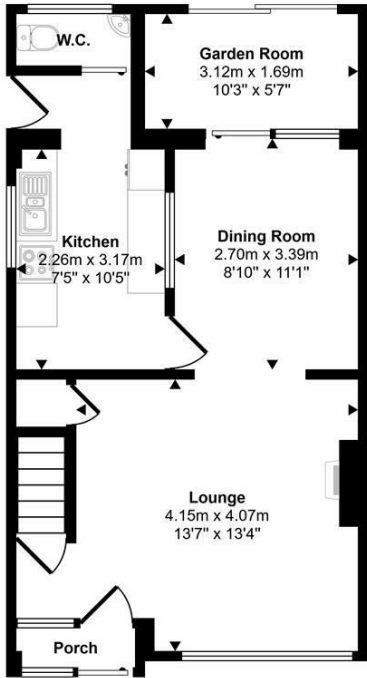


"Well presented throughout with extended accommodation"

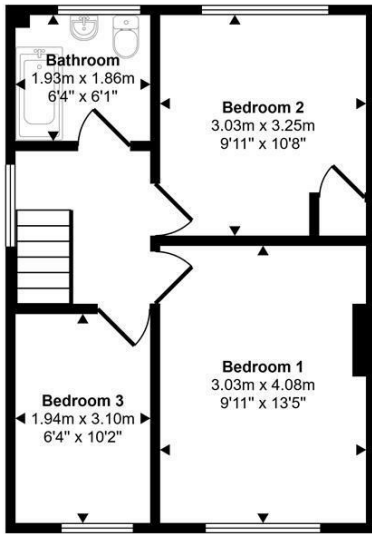




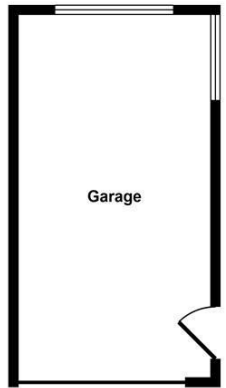
Approx Gross Internal Area
101 sq m / 1089 sq ft



Ground Floor
Approx 48 sq m / 514 sq ft

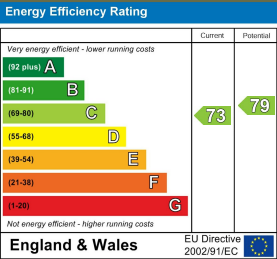


First Floor
Approx 38 sq m / 413 sq ft



Garage
Approx 15 sq m / 162 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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