



**Leopold Street, Loughborough**

**welcome to**

## **Leopold Street, Loughborough**

**\*\*EXCELLENT INVESTMENT OPPORTUNITY\*\* \*\*IDEAL FOR A FIRST TIME BUYER\*\*** A two bedroom mid-terraced home in the golden triangle of Loughborough Town Centre. The property comprises lounge, dining room, kitchen, cellar, two bedrooms, bathroom & rear garden. **CALL NOW TO BOOK A VIEWING!**

### **Lounge**

12' 7" into recess x 11' 4" ( 3.84m into recess x 3.45m )

The front reception room has a double glazed window to the front elevation, radiator and carpeted flooring.

### **Dining room**

12' 7" into recess x 11' 6" ( 3.84m into recess x 3.51m )

The lounge has carpeted flooring, double glazed window to the rear elevation, radiator, television aerial point, stairs rising to the first floor, door to stairs leading down to the cellar and a door to the kitchen.

### **Kitchen**

6' 8" x 9' 1" into recess ( 2.03m x 2.77m into recess )

The kitchen has wall and base units with work surfaces over, plumbing for a washing machine, stainless steel sink drainer, integrated cooker with four ring gas hob and cooker hood over, part tiled walls, tiled flooring, double glazed window to the side elevation and back door leading out to the rear garden.

### **Landing**

The landing has stairs rising from the ground floor, doors to both bedrooms and the bathroom.

### **Bedroom One**

13' into recess x 11' 4" ( 3.96m into recess x 3.45m )

Bedroom one has built in wardrobes, overhead storage and a fitted dressing unit, carpeted flooring, radiator and double glazed window to the front elevation.

### **Bedroom Two**

11' 4" x 11' into recess ( 3.45m x 3.35m into recess )

Bedroom two has a double glazed window to the rear elevation, storage cupboard, carpeted flooring

and radiator.

### **Bathroom**

The bathroom has a three piece suite comprising low level w/c, wash hand basin and bath with shower over, fully tiled, airing cupboard which houses the boiler, radiator and a frosted double glazed window to the rear elevation.

### **Outside**

To the rear of the property is a private enclosed garden, mainly laid to lawn with a pathway down the middle to the rear of the garden, patio seating area and a shared access alleyway.





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## Leopold Street, Loughborough

- EXCELLENT INVESTMENT OPPORTUNITY
- GOLDEN TRIANGLE LOCATION
- TWO BEDROOM MID-TERRACED
- TWO RECEPTION ROOMS
- PRIVATE ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

**£160,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
LBH110982 - 0005

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