



**Mill Lane, Loughborough**

**welcome to**

## **Mill Lane, Loughborough**

Welcoming to the market is this GROUND FLOOR, one bedroom maisonette ideal for a first-time buyer or a buy to let investor!

### **Hallway**

Entering the property through the front door leads you into the hallway with doors to the lounge, kitchen, bedroom and bathroom.

### **Lounge**

9' 2" x 16' 4" (2.79m x 4.98m)

The lounge has a double-glazed window to the front elevation, wood laminate flooring and a wall mounted electric heater.

### **Kitchen**

7' 3" x 13' 4" (2.21m x 4.06m)

The kitchen has wall and base units, plumbing for a washing machine, integrated cooker with electric hob and cooker hood over, space for a fridge, stainless steel sink drainer, tiled flooring, part tiled walls, double glazed window to the rear elevation, wall mounted electric heater.

### **Bedroom**

13' 7" x 7' 4" (4.14m x 2.24m)

The bedroom has wood laminate flooring, wall mounted electric heater and a double-glazed window to the front elevation.

### **Bathroom**

The bathroom has a three-piece suite comprising low level w/c, wash hand basin and a bath with shower over. There is a frosted window to the rear elevation, tiled walls and a chrome heated towel rail.

### **Outside**

There is an allocated parking space in the communal car park.





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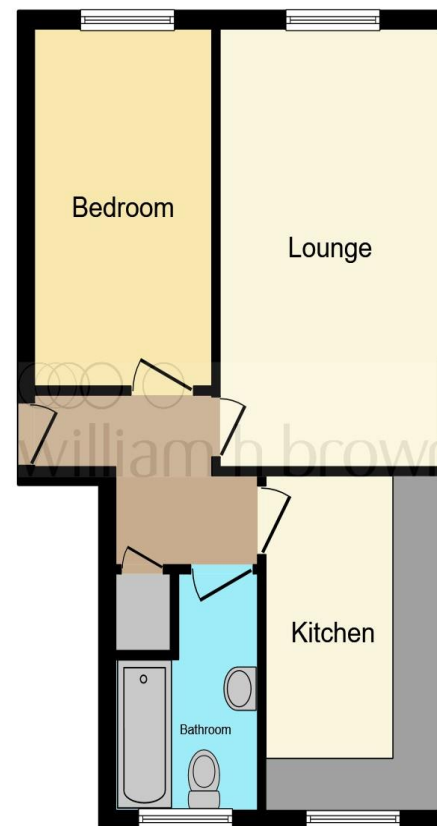
## Mill Lane, Loughborough

- GROUND FLOOR MAISONETTE
- ONE BEDROOM
- LOUNGE
- KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£70,000**



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:  
LBH113545 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**