



Aitken Way, Loughborough

welcome to

Aitken Way, Loughborough

A modern two bedroom end town house built by Jelson Homes in 2014 situated on the GRANGE PARK development within Loughborough. In brief comprising, front and rear gardens, entrance hall, downstairs wc, kitchen, lounge diner, two bedrooms, bathroom, off road parking and GARAGE.

Entrance Hallway

The property is entered via a composite door into the entrance hallway which has carpeted flooring, radiator, doors to kitchen, downstairs wc, lounge diner and stairs leading to the first floor.

Downstairs Wc

With carpeted flooring, a low level wc, wash hand basin, radiator and frosted double glazed window to front elevation.

Kitchen

10' 3" x 6' 4" (3.12m x 1.93m)
A modern fitted kitchen with wall and base units, roll edge work tops, sink drainer with swan neck mixer tap, electric oven and four ring gas hob with extractor hood over, plumbing for washing machine, space for fridge freezer, wall mounted combi boiler, tiled splash back, vinyl flooring, plinth heaters and a double glazed window overlooking the front elevation

Lounge Diner

11' 10" max x 14' (3.61m max x 4.27m)
A carpeted lounge diner with a useful understairs cupboard, an electric fire place with wooden mantle and ceramic tiled hearth, TV aerial point, radiator and double glazed French doors to rear garden.

Landing

Carpeted with doors to first floor accommodation and loft hatch.

Bedroom One

14' max x 9' 6" (4.27m max x 2.90m)
A double bedroom with carpeted flooring, radiator, TV Eire point, over stairs cupboard and double glazed window to front.

Bedroom Two

14' 1" x 6' 1" (4.29m x 1.85m)
A second bedroom with carpeted flooring, radiator and double glazed window to rear elevation.

Bathroom

A recently improved fitted bathroom with stylish vinyl flooring, radiator, extractor fan, three piece suite comprising bath with shower over, low level wc and wash hand basin with storage beneath.

Outside

To the front of the property is a pleasant front garden area formed of gravel and patio with a gated border. There is a tandem driveway providing off road parking for multiple vehicles and within close proximity is a garage in a separate block which has a further parking space in front along with the garage have light, power and a double glazed window. The rear garden offers a beautiful private view and has recently undergone improvements with low maintenance gravel and patio seating areas, slate flower bed surround and fenced to boundaries.





Agents Note

Buyers please note, our vendor has informed us that the garage is under a lease of 125 years which commenced in 2014 and carries a service charge of £1 per annum. Further details relating to the lease can be reviewed by your legal representative.



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Aitken Way, Loughborough

- Two bedroom
- End town house
- Recently improved bathroom
- Low maintenance private rear garden
- Off road parking

Tenure: Freehold EPC Rating: C

£235,000



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:
LBH112935 - 0006

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