



Bottleacre Lane, Loughborough

welcome to

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Welcoming to the market this RECENTLY UPGRADED semi-detached home on Bottleacre Lane in Loughborough. The property comprises entrance hallway, an open plan modern lounge kitchen area, modern fitted shower room, three bedrooms, driveway & a sizeable garden! CALL NOW!

Entrance Hallway

Entering the property through the front door leads you into the hallway with stairs rising to the first floor and a door to the open plan lounge kitchen area.

Lounge Kitchen Area

20' 9" x 12' 9" (6.32m x 3.89m)

The lounge area has a double glazed window to the front elevation, new laminate flooring, radiator and an opening to the kitchen area.

The kitchen has been recently refitted with a new range of wall and base units with work surfaces over, integrated cooker with a four ring gas hob and cooker hood over, sink drainer with a spring lever swan neck tap, integrated dishwasher, space for a fridge freezer, spot lights to ceiling, two double glazed windows to the rear elevation, back door leading out to the rear garden, tiled flooring and door to the shower room.

Ground Floor Shower Room

The ground floor shower room has a three piece suite comprising low level w/c, wash hand basin and a fitted shower cubicle with shower over. There is a frosted window to the side elevation, chrome heated towel rail and fully tiled.

Bedroom One

13' 1" x 11' 5" (3.99m x 3.48m)

Bedroom one has a double glazed window to the front elevation, spotlights to ceiling, radiator, new wood laminate flooring and a door to a w/c and wash hand basin.

Bedroom Two

9' 7" x 8' 11" (2.92m x 2.72m)

Bedroom two has a double glazed window to the rear elevation, new wood laminate flooring and a radiator.

Bedroom Three

8' 8" x 7' 8" (2.64m x 2.34m)

Bedroom three has a double glazed window to the rear elevation, radiator and new wood laminate flooring.

Outside

To the front of the property is a block paved driveway providing ample off road parking for several vehicles and side gated access to the rear garden.

The rear garden has is mainly laid to lawn with a pathway in the centre leading to the rear of the garden. There is a patio seating area, brick built outbuilding ideal for storage, gravelled section and is fenced and enclosed to boundaries.





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Bottleacre Lane, Loughborough

- SEMI-DETACHED HOME
- RECENTLY UPGRADED
- OPEN PLAN LOUNGE KITCHEN AREA
- THREE WELL-PROPORTIONED BEDROOMS
- MODERN FITTED SHOWER ROOM

Tenure: Freehold EPC Rating: D

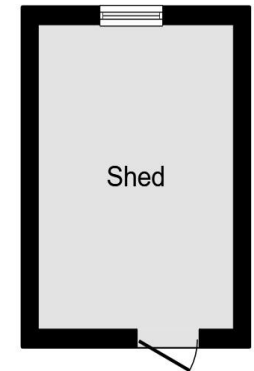
£220,000



Ground Floor



First Floor



Outbuilding

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:
LBH113722 - 0004

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