



**Raymond Avenue, Loughborough**

**welcome to**

## **Raymond Avenue, Loughborough**

NO ONWARD CHAIN. Occupying a position on the desirable Thorpe Acre estate is this well presented three bedroom semi-detached family home which itself benefits from gas central heating and double glazing which briefly comprises of reception hallway, through lounge diner and kitchen.

### **Entrance**

Entrance is via a upvc double glazed door with a side panel window with wooden flooring, stairs off to the first floor, double panel radiator and doors off to ground floor rooms, with useful under stairs store cupboard.

### **Through Lounge Diner**

23' 2" x 11' 8" narrowing to 8' 9" (7.06m x 3.56m narrowing to 2.67m)

Through Lounge diner has wood laminate flooring, clearly defined lounge and dining areas, with the lounge having a upvc double glazed window to the front elevation and the dining space having patio doors which open onto the rear garden.

### **Kitchen**

9' 11" x 8' 9" (3.02m x 2.67m)

Kitchen has ceramic tiled flooring, is fitted with a range of base and wall mounted units, with work surfaces over and tiled splashbacks. There is a single stainless steel sink with a drainer, space and plumbing for a washing machine, space for a range style cooker with extractor hood over, upvc double glazed window, integrated dishwasher, upvc double glazed window to the rear elevation and a back door leading to the side.

### **First Floor Landing**

First floor landing has stairs rising from the ground floor, upvc double glazed window to the side elevation, access to the loft via a dropdown ladder and doors off to all first floor rooms.

### **Bedroom One**

12' 8" x 11' 7" (3.86m x 3.53m)

Bedroom one has laminate flooring, upvc double glazed window to the front elevation and radiator.

### **Bedroom Two**

9' 11" x 9' 2" (3.02m x 2.79m)

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

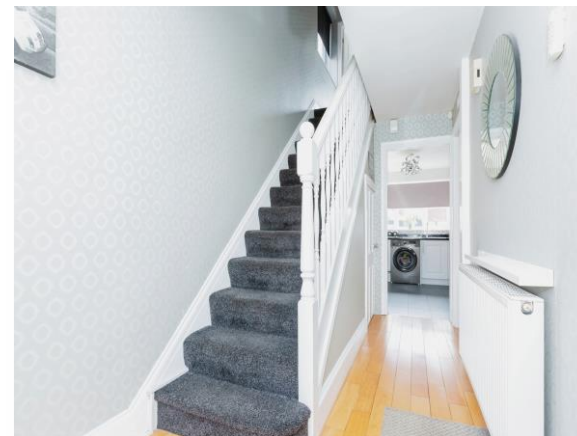
### **Bedroom Three**

9' 1" x 8' (2.77m x 2.44m)

Bedroom three has laminate flooring, upvc double glazed window to the front and a radiator and storage built in over the bulk head.

### **Bathroom**

Bathroom is fitted with a modern white bathroom suite with vinyl flooring and comprises of a P shaped bath with shower over and side glass shower screen, low level wc, wash hand basin on a vanity cupboard with a mixer tap, heated towel rail, partially tiled walls, extractor fan and a upvc double glazed window to the rear.



## Outside

To the front of the property there is a gravelled driveway, which is a particular feature of the home providing off road parking for numerous vehicles, with picket fence and double timber gates leading to the rear. At the side of the property there is a covered car port, which also provides outside storage/drying area and opens through to the rear garden, which has a decked seating space, which has a retractable sun canopy and a slabbed patio. The garden at the rear is mainly laid to lawn, being fenced and enclosed to boundaries, with a timber garden shed.



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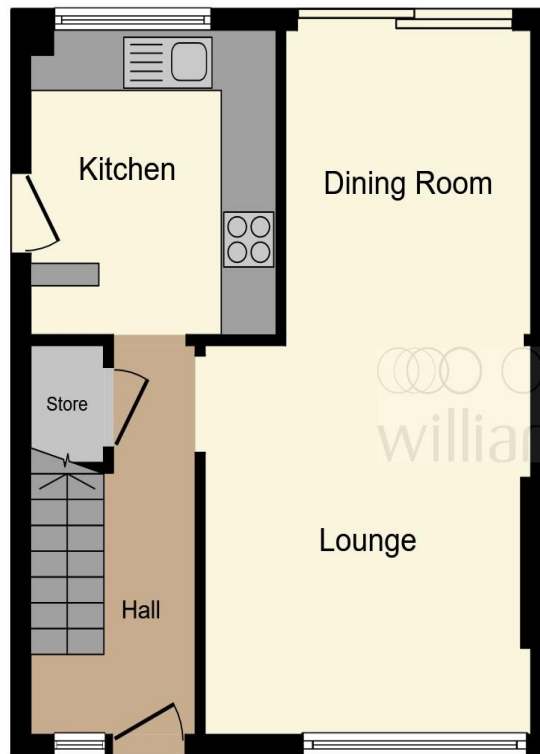
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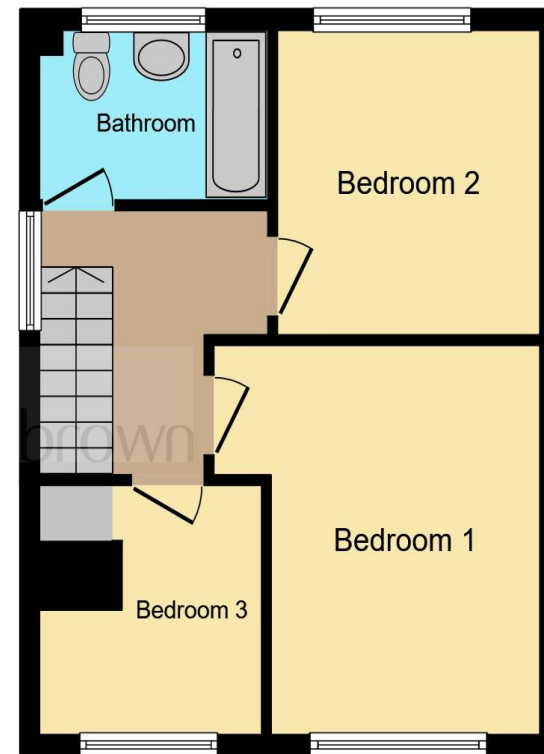
- Positioned on the desirable Thorpe Acre Estate
- Well-presented three bedroom semi-detached home
- Gas Central heating and upvc double glazing
- Driveway with side car port
- Larger than average garden

Tenure: Freehold EPC Rating: C

**£250,000**



Ground Floor



Floor Plan 2

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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