



Pevensey Road, Loughborough

welcome to

Pevensey Road, Loughborough

AMAZING VALUE! A Sizeable semi-detached family Ideal for anyone looking additional ground floor living space/bedroom, with two reception rooms, refurbished kitchen, ground floor bathroom, three bedrooms and first floor shower room, gardens to rear and communal parking! Call to View!

Entrance Hallway

The property is entered via a front door into the reception hallway with laminate flooring, two radiators, two useful built in store cupboards, stairs off to the first floor and doors off to ground floor rooms.

Lounge

19' 4" x 15' (5.89m x 4.57m)

The lounge has laminate flooring, upvc double glazed window to the front and rear, two double radiators.

Reception Two/Bedroom

13' 10" x 9' 7" (4.22m x 2.92m)

The reception room provides scope to be used as a ground floor bedroom, ideal for use for a dependant relative or possible conversion to an annex (subject to planning), with an air conditioning unit, upvc double glazed window to the rear, radiator.

Kitchen

12' 9" x 8' 6" (3.89m x 2.59m)

The kitchen has vinyl flooring and has been recently refreshed, with a range of base and wall mounted units with work surfaces over, a range style oven and hob with extractor fan over, sink with drainer, space and plumbing for a washing machine and dishwasher, space for a fridge freezer, inset spotlights and a back door to the rear garden.

Ground Floor Bathroom

The ground floor bathroom has a three-piece suite which comprises bath with shower over, low level wc, wash hand basin, partially tiled walls and a upvc double glazed window to the front.

Landing

The first floor landing has stairs rising from the ground floor, an airing cupboard housing the combi boiler, access to the loft and doors off to all first floor rooms.

Bedroom One

13' 5" x 10' 4" (4.09m x 3.15m)

Bedroom one has a radiator, upvc double glazed window to the front.

Bedroom Two

11' 2" x 8' 8" (3.40m x 2.64m)

Bedroom two has a upvc double glazed window to the rear, radiator.

Bedroom Three

8' 4" x 6' 1" (2.54m x 1.85m)

Bedroom three has a upvc double glazed window to the front, radiator.

Shower Room

The first floor shower room is partially tiled and is fitted with a suite which comprises shower cubicle, pedestal wash hand basin, low level wc, chrome heated towel rail and a upvc double glazed window to the rear.



Outside

Outside to the front there is a front garden with a pathway which leads to the front door.
To the rear there is a patio seating area with a decorative garden wall, an outside brick store and a is mainly laid to lawn, with fencing tom boundaries and a rear gate.
Beyond the gate there is a communal parking area.



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- AMAZING VALUE
- FLEXIBLY ARRANGED ACCOMMODATION
- TWO RECEPTION ROOMS
- THREE FIRST FLOOR BEDROOMS
- BATHROOM AND SHOWER ROOMS

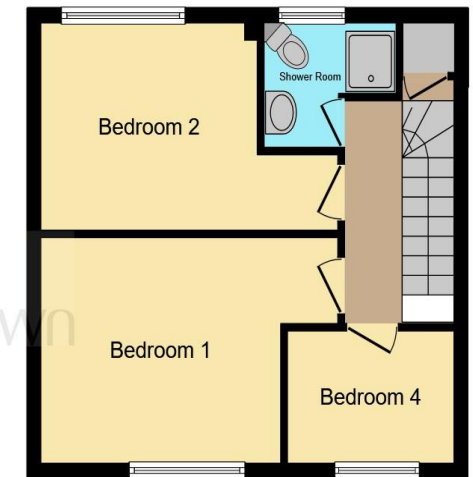
Tenure: Freehold EPC Rating: D

offers over

£220,000



Ground Floor



First Floor

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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Property Ref:
LBH114349 - 0006

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