



**Albany Street, LOUGHBOROUGH**

**welcome to**

## **Albany Street, LOUGHBOROUGH**

William H Brown are pleased to introduce to the market this delightful detached family home situated on Albany Street in Loughborough. Comprising entrance hallway, front reception room, open lounge/diner, kitchen, utility room, ground floor w.c, four bedrooms, bathroom, driveway & rear garden!

### **Entrance Hallway**

Entering the property through the front door leads you into the hallway with stairs rising to the first floor and door to the front reception room, open lounge diner, ground floor w.c and kitchen. There is tiled flooring, radiator and frosted windows to the front elevation.

### **Front Reception Room**

13' 4" x 10' 10" ( 4.06m x 3.30m )

The front reception room has a box bay window, radiator, wood laminate flooring and a cast iron open fireplace with decorative wooden surround and mantel.

### **Open Lounge Diner**

28' 10" x 12' 11" maximum ( 8.79m x 3.94m maximum )

The lounge area has wood laminate flooring, radiator, French doors leading out to the rear garden, double glazed window to the side elevation. The dining area has wood laminate flooring continuing through from the lounge area, a cast iron open fireplace with decorative wooden surround and mantel.

### **Kitchen**

11' 11" x 6' 10" ( 3.63m x 2.08m )

The kitchen has a modern range of wall and base units with wooden surfaces over, integrated cooker with four ring gas hob over and cooker head over, a Belfast style sink drainer with a swan neck tap over, tiled flooring, part tiled walls, a vertical radiator, door to the utility area and a double glazed window to the side elevation.

### **Utility Room**

7' 10" x 6' 10" ( 2.39m x 2.08m )

The utility room has plumbing for a washing machine, space for a tumble dryer, double glazed window to the side elevation and a back door leading out to the rear garden.

### **Ground Floor W.C**

The ground floor w.c has a two piece suite comprising low level w/c and a wash hand basin with a frosted window to the side elevation.

### **First Floor Landing**

From the landing there are doors to three bedrooms, family bathroom and a further set of stairs rising up to the second floor bedroom.

### **Bedroom One**

13' 4" max x 11' ( 4.06m max x 3.35m )

Bedroom one has a box bay window to the front elevation, wood laminate flooring and a radiator.

### **Bedroom Two**

10' 10" x 10' 10" ( 3.30m x 3.30m )

### **Bedroom Three**

7' 5" x 6' 1" ( 2.26m x 1.85m )

Bedroom three had a double glazed window to the front elevation, radiator and wood laminate flooring.







### **Bathroom**

The bathroom has a four piece suite comprising low level w/c, wash hand basin, bath with mixer taps and a inset shower cubicle. The bathroom is part tiled, has two frosted double glazed windows, ceiling spotlights and a radiator.

### **Second Floor Bedroom**

15' 1" max x 8' 9" max ( 4.60m max x 2.67m max )  
Not all standing height -The fourth bedroom has carpeted stairs rising up and two skylight windows.

### **Outside**

To the front of the property there is a block paved driveway, a gravelled border with well kept shrubs and side gated access to the rear garden.

The rear garden has two block paved patio seating areas, a well kept lawned area with a range of plants and shrubs, a timber garden shed / workshop and fenced/walled to boundaries.



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## Albany Street, LOUGHBOROUGH

- FANTASTIC DETACHED FAMILY HOME
- FOUR WELL-PROPORTIONED BEDROOMS
- KITCHEN & SEPARATE UTILITY ROOM
- OPEN LOUNGE/DINER
- ADDITIONAL RECEPTION ROOM

Tenure: Freehold EPC Rating: D

offers over

**£340,000**



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](http://www.focalagent.com)

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Property Ref:  
LBH114421 - 0008

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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.

  
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