



Althorpe Drive, Loughborough

welcome to

Althorpe Drive, Loughborough

****FOR SALE**** this well-presented three-bedroom semi-detached home which has been well extended to provide spacious family living accommodation with additional benefits including solar panels and a ground source heat pump which provides for a super energy efficient home. Call now! 01509 214686!

Entrance

Property is entered via an entrance hallway with a UPVC double glazed front door, stairs off to the first floor and a door through to the lounge.

Lounge

16' 7" maximum x 13' 3" maximum (5.05m maximum x 4.04m maximum)

Lounge has two upvc double glazed windows to the front, an open fireplace, useful built in under stairs storage, a double radiator and French doors that open through to the dining room.

Dining Room

10' 10" x 8' 11" (3.30m x 2.72m)

Dining room has a double radiator, UPVC double glazed window to the rear with a back door that leads to the conservatory and a door to the kitchen.

Conservatory

15' 1" x 14' 11" (4.60m x 4.55m)

Conservatory has ceramic tiled flooring, sealed unit double glazed windows to the side and rear elevation with a back door that leads to the rear garden. Plumbing for a washing machine, double radiator and a door to the ground floor wc.

Ground Floor Wc

Ground floor has low level wc, wash hand basin, vinyl flooring and UPVC double glazed window to the rear.

Kitchen

11' 5" x 10' 5" maximum (3.48m x 3.17m maximum)

Please note this is an irregular shaped room with ceramic tiled flooring, a range of base and wall units with roll edge work surfaces over. There is a range style gas oven and hob which is freestanding with an extractor fan, UPVC double glazed window to the front and single stainless steel sink.

First Floor Landing

First floor landing has a UPVC double glazed window to the side and access to a partially boarded loft with doors off to all first floor rooms.

Bedroom One

13' 3" maximum x 9' 5" maximum (4.04m maximum x 2.87m maximum)

Bedroom one has a range of built in wardrobes with hanging rails and shelving, UPVC double glazed window to the front and a radiator.

Bedroom Two

10' 11" x 10' maximum (3.33m x 3.05m maximum)

Bedroom two has an airing cupboard housing the hot water cylinder, a UPVC double glazed window to the rear and a radiator.

Bedroom Three

10' 4" maximum x 10' 7" maximum (3.15m maximum x 3.23m maximum)

Bedroom Three has a UPVC double glazed window to the front, a radiator and a useful built in storage cupboard over the stairs.



Bathroom

Bathroom has a shower cubicle with shower over, low level wc, a wash hand basin, double radiator, a wall heater, extractor fan and a UPVC double glazed window to the rear.

Outside

To the front of the property is a front garden with steps leading up to the front door and gates to the rear garden. To the rear of the property there is a low maintenance garden with double gates leading to a driveway providing ample off-road parking and access to the garage which has an electric up and over door to the front, power and light. There is also a brick coal bunker.

Agents Note

Please note the property benefits from owned solar panels to the roof and a ground source heat pump which have been recently installed to provide for a super energy efficient home.



view this property online williamhbrown.co.uk/Property/LBH114494



welcome to

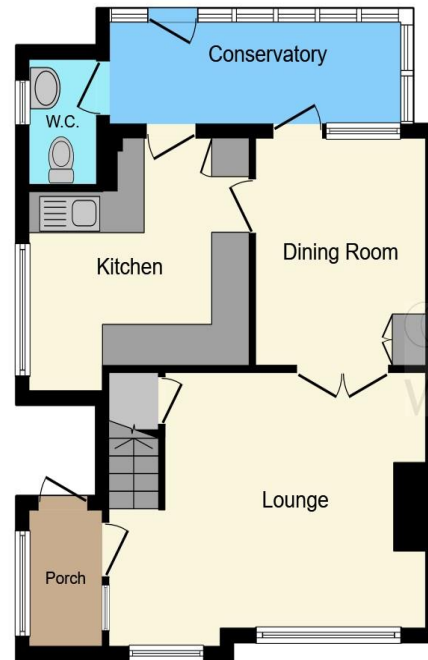
Althorpe Drive, Loughborough

- Semi Detached House
- Three well-proportioned Bedrooms
- Solar Panels and Ground Source Heat Pump
- UPVC Double glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: E

offers over

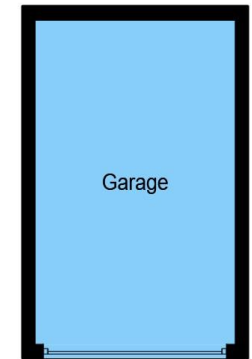
£240,000



Ground Floor



First Floor



Garage

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

view this property online williamhbrown.co.uk/Property/LBH114494



Property Ref:
LBH114494 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.


william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk