



**Conway Close, LOUGHBOROUGH**

**welcome to**

## **Conway Close, LOUGHBOROUGH**

**\*\*NO ONWARD CHAIN\*\*** this well presented two-bedroom semi-detached home occupying a pleasant cul de sac position in a sought-after residential district of Loughborough. Internal viewing is highly recommended to appreciate the accommodation on offer. Call 01509 214686.

### **Entrance Porch**

Entrance is via a upvc double glazed front door into an entrance porch which has laminate flooring, meter cupboard, upvc double glazed windows to the front and side and an internal door to the lounge.

### **Lounge**

14' 1" maximum x 13' 11" (4.29m maximum x 4.24m)  
Lounge has laminate flooring, upvc double glazed window to the front, double radiator, open tread stairs to the first floor and doors through to the dining kitchen.

### **Dining Kitchen**

13' 11" x 8' 4" (4.24m x 2.54m)  
Dining Kitchen has laminate flooring, a range of base and wall units, gas hob with an electric oven, one and a half bowl sink with drainer, wall mounted combination boiler, two upvc double glazed windows to the rear, a radiator and a back door.

### **First Floor Landing**

First floor landing has stairs rising from the ground floor, access to the loft and there is an airing cupboard, upvc double glazed window to the side and doors off to all first-floor rooms.

### **Bedroom One**

10' 11" x 10' 9" (3.33m x 3.28m)  
Bedroom one has a upvc double glazed window to the front, built in wardrobe and a radiator.

### **Bedroom Two**

9' 5" x 7' 10" (2.87m x 2.39m)  
Bedroom two has built in mirrored wardrobes, upvc double glazed window to the rear and a radiator.

### **Bathroom**

Bathroom has a three-piece suite which comprises of bath with electric shower over and tiled surround, low level wc, pedestal wash hand basin, heated towel rail, upvc double glazed window to the rear and a radiator.

### **Outside**

To the front of the property, there is a garden with a side driveway providing ample offroad parking for several vehicles and access to a detached brick garage. The garage has an up and over door to the front, power and light. The rear garden has a patio seating area, is mainly laid to lawn with well stocked and established borders with a private aspect.





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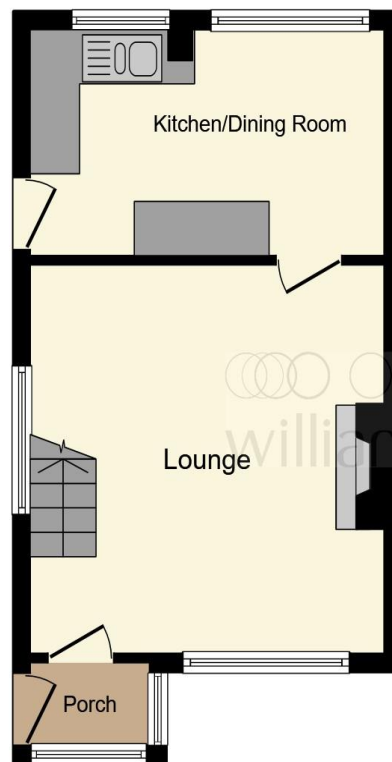
## Conway Close, LOUGHBOROUGH

- No Onward Chain
- Semi Detached House
- Cul de Sac
- UPVC Double Glazing
- Gas Fired Central Heating

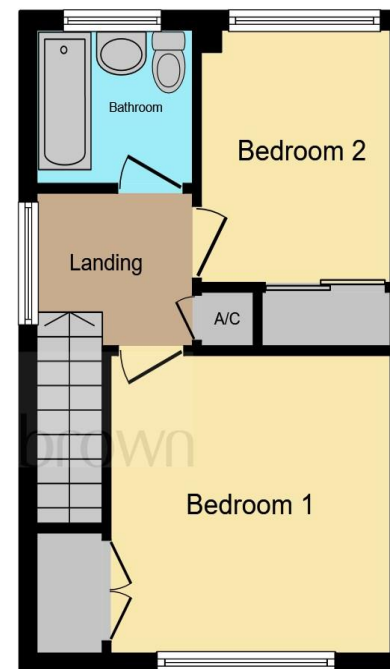
Tenure: Freehold EPC Rating: D

offers over

**£200,000**



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

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Property Ref:  
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