



Kensington Avenue, Loughborough

welcome to

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****NO CHAIN**** William H Brown are pleased to bring to the market this three-bedroom semi-detached family home occupying a pleasant position in Loughborough. Benefits from UPVC double glazing and gas central heating. Internal viewing is highly recommended to appreciate the accommodation on offer.

Entrance

Entrance via a upvc double glazed front door into the hallway with a radiator, storage cupboard, access to the living room and stairs rising to the first floor.

Lounge

13' x 15' (3.96m x 4.57m)

Lounge has a upvc double glazed window to the front elevation, gas fire, wooden laminate flooring, coving to the ceiling and a radiator.

Kitchen Diner

17' 4" x 8' 5" (5.28m x 2.57m)

Kitchen Diner has upvc double glazed window to the rear elevation, coving to the ceiling, partial laminate flooring, tiled splashbacks, gas hob and cooker, extractor hood, integrated dishwasher and fridge, stainless steel sink and drainer, wall and base units, with access to the rear and a upvc double glazed sliding door to the conservatory.

Conservatory

9' 9" x 9' 2" (2.97m x 2.79m)

Conservatory has tiled laminate flooring, upvc double glazed windows to all sides with fitted wooden blinds, door to the rear and a ceiling fan.

First Floor Landing

First floor landing has carpeted flooring, upvc double glazed window to the side, access to the loft and doors to all first-floor rooms.

Bedroom One

10' 2" x 11' (3.10m x 3.35m)

Bedroom one has a radiator, upvc double glazed window to the rear, carpeted flooring and built in wardrobes with hanging rails and shelving.

Bedroom Two

10' 5" x 7' 1" (3.17m x 2.16m)

Bedroom Two has carpeted flooring, a radiator, a upvc double glazed window to the front elevation.

Bedroom Three

7' 5" x 6' 7" (2.26m x 2.01m)

Bedroom three has carpeted flooring, a double-glazed window to the front, useful built in storage with hanging rails, radiator.

Bathroom

Bathroom has laminate flooring, a radiator, a upvc double glazed window to the rear elevation and a three-piece suite comprising of panelled bath with shower over, low level wc and hand wash basin.

Outside

To the front of the property there is a driveway providing ample off-road parking and access to the rear and a detached single garage. To the rear of the property there is a lawn and patio seating area, with fencing to boundaries.





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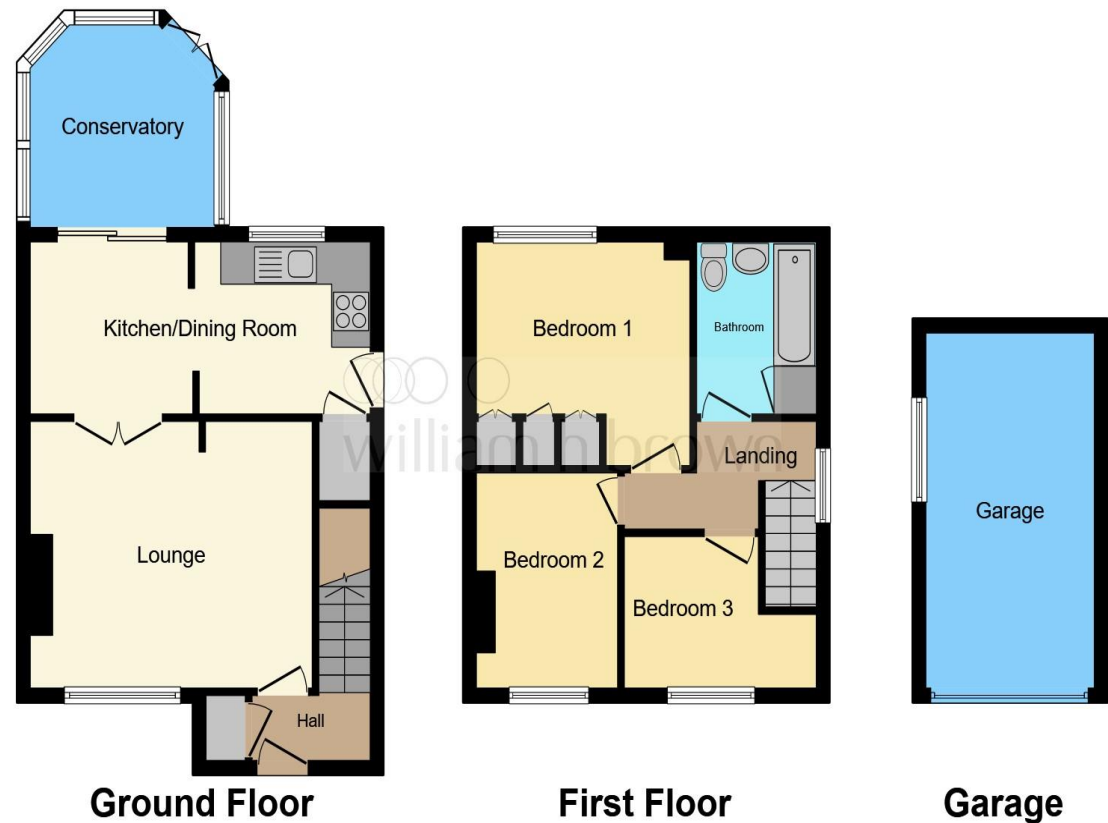
welcome to

Kensington Avenue, Loughborough

- Semi Detached
- Three well-proportioned bedrooms
- UPVC double glazing
- Gas Fired Central Heating
- Conservatory

Tenure: Freehold EPC Rating: C

£255,000



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

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Property Ref:
LBH114652 - 0013

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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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