



Abberton Way, LOUGHBOROUGH

welcome to

Abberton Way, LOUGHBOROUGH

****NO ONWARD CHAIN**** this delightful two-bedroom property occupying a pleasant position in this popular residential district of Loughborough and being offered for sale with no onward chain. Property benefits from upvc double glazing, gas central heating and a recently landscaped garden. Call now!

Entrance

Entrance is via a upvc double glazed front door into a reception hallway which in turn has a door leading through to the lounge.

Lounge

14' 8" x 10' 10" (4.47m x 3.30m)

The lounge has carpeted flooring, upvc double glazed window to the front, a radiator, gas fire with marble effect hearth backcloth and mantelpiece over, stairs rising to the first floor and multipaned glass door to the kitchen.

Kitchen

15' 4" x 6' 5" (4.67m x 1.96m)

The dining kitchen has a range of base and wall mounted units with work surfaces over, inset stainless steel sink with drainer mixer tap and tiled splashbacks, integrated units including electric oven, built in microwave, electric hob with overhead extractor, integrated fridge freezer, there is ample space for a dining table and chairs, space and plumbing for a washing machine and French doors which open onto the rear garden.

Landing

The landing has stairs rising from the ground floor, upvc double glazed window to the rear, access to the loft and doors off to all first-floor rooms.

Bedroom One

11' 7" x 11' (3.53m x 3.35m)

Bedroom one has a useful built in storage housing the combination boiler, a upvc double glazed window to the front and a radiator.

Bedroom Two

8' 8" x 7' 10" (2.64m x 2.39m)

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

Bathroom

Bathroom has a shower room which has a suite that comprises of double shower cubicle with shower over, pedestal hand wash basin with a low level wc. The shower room is fully tiled, has tiled flooring, chrome heated towel rail and a upvc double glazed window to the rear.

Outside

To the front of the property is a lawned front garden and a driveway providing ample offroad parking and access to the garage, with hedged boundaries. To the rear the rear garden is a particular feature to the property having been recently landscaped, with two patio seating areas to make the most of outside entertaining space, a pathway that leads over a shaped lawn with inset circular patio, stoned borders and fencing to boundaries.



Garage

14' 9" x 8' 2" (4.50m x 2.49m)

Garage has an up and over door to the front, power and light and a rear personnel door leading to the back garden.



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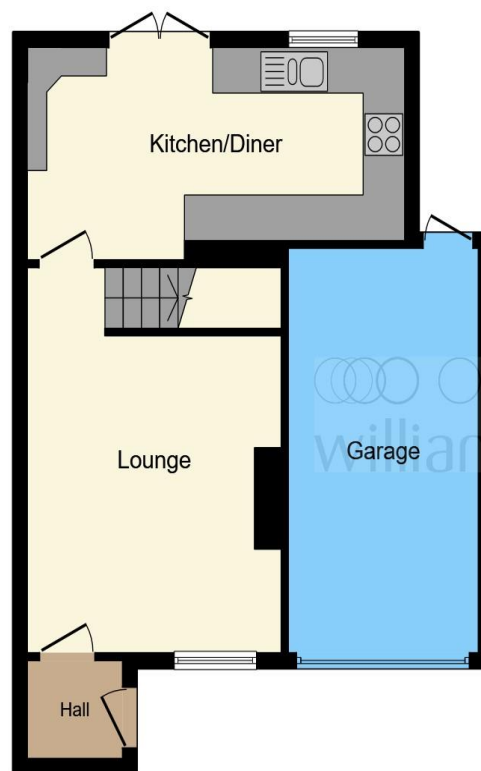
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Abberton Way, LOUGHBOROUGH

- No Onward Chain
- Two Bedroom
- UPVC double glazing
- Gas Central Heating
- Recently Landscaped Garden

Tenure: Freehold EPC Rating: E

£205,000



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:
LBH114801 - 0004

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