









# 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!

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

#### **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.





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# **Althorpe Drive, Loughborough**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached House
- Three Well-proportioned Bedrooms

Tenure: Freehold EPC Rating: E

quide price

£165,000



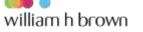
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