



**Rendell Street, LOUGHBOROUGH**

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## **Rendell Street, LOUGHBOROUGH**

A fantastic opportunity to purchase this beautifully presented mid-terraced home which overlooks the Grand Union Canal to the rear! Comprising THREE reception rooms, recently refitted kitchen, TWO bedrooms, family bathroom and a rear garden.

### **Lounge**

12' 9" x 11' 2" ( 3.89m x 3.40m )

Entering the property through the composite front door leads you into the lounge with a double-glazed window to the front elevation, cast iron fireplace with decorative back cloth and mantel, fitted cupboard, wood laminate flooring, television aerial point, radiator, coving to ceiling and door to the dining room.

### **Dining Room**

The dining room has a double-glazed window to the rear elevation, wood laminate flooring, radiator and doors to the staircase, kitchen and a understairs storage cupboard.

### **Kitchen**

13' 11" max x 6' 9" ( 4.24m max x 2.06m )

The kitchen has been recently refitted and has a beautiful range of modern wall and base units with work surfaces over, integrated appliances such as fridge freezer, induction hob and electric oven with cooker hood over. There is a sink drainer with swan neck tap over, plumbing for a washing machine, space for a tumble dryer, double glazed window to the side elevation, tiled flooring and a door to the garden room.

### **Garden Room**

11' 9" x 6' 2" ( 3.58m x 1.88m )

The garden room is a delightful room, ideal for home working or as additional living space, has two double glazed windows to the side elevation, French doors leading out to the garden, tiled flooring and radiator.

### **Landing**

The landing has carpeted flooring, stairs rising from the ground floor and doors to the bedrooms and bathroom.

### **Bedroom One**

12' 9" x 11' 5" ( 3.89m x 3.48m )

Bedroom one has a double-glazed window to front elevation, carpeted flooring, coving to ceiling and a vertical radiator. Wardrobes are available by separate negotiation.

### **Bedroom Two**

11' 2" x 10' 2" ( 3.40m x 3.10m )

Bedroom two has a double-glazed window to the rear elevation, door to a storage cupboard, coving to ceiling and a radiator.

### **Bathroom**

The bathroom has a three-piece suite comprising low level w/c, wash hand basin and a p-shaped bath with shower over. There is a frosted window to the rear elevation, spotlights to ceiling, chrome heated towel rail, door to the airing cupboard and part tiled walls.

### **Outside**

Beautifully presented with some timber raised flower borders, paved pathway and steps leading up to a seating space which overlooks the canal to the rear, with fencing to boundaries and side access.





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## Rendell Street, LOUGHBOROUGH

- Stunning Mid Terraced Home
- Two Bedrooms
- Three Reception Rooms
- Beautifully Presented Throughout
- Recently Refitted Kitchen

Tenure: Freehold EPC Rating: D

**£225,000**



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

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