









## welcome to

# Stanford Hill, Loughborough

\*\*FOR SALE\*\* this well presented two-bedroom mid-town house occupying a pleasant position in this sought after residential district of Loughborough. Benefitting from recently replaced upvc double glazing, gas fired central heating and a driveway. Call now for a viewing on 01509 214686.

#### **Entrance**

The property is entered via a recently replaced upvo double glazed front door, has laminate flooring, stairs off to the first floor, an alarm keypad and a door to the lounge.

### Lounge

13' 4" maximum x 13' 2" maximum ( 4.06m maximum x 4.01m maximum )

The lounge has laminate flooring, a feature effect coal effect fire with mantel and surround, a upvc double glazed window to the front, a television aerial point, a radiator and a door to the kitchen.

#### Kitchen

13' 5" x 7' 9" ( 4.09m x 2.36m )

The kitchen has tile effect cushion flooring, is fitted with a range of base and wall mounted units with roll edge work surfaces over, and a handy breakfast bar seating space, space for an oven and hob, single stainless steel sink with drainer, space and plumbing for a washing machine and tumble dryer, a upvc double glazed window to the rear and a back door to the rear garden.

## **First Floor Landing**

First floor landing has stairs rising from the ground floor and doors off to all first-floor rooms.

### **Bedroom One**

12' 3" x 10' 2" ( 3.73m x 3.10m )

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

#### **Bedroom Two**

8' 11" x 6' 3" ( 2.72m x 1.91m )

Bedroom two has laminate flooring, a upvc double glazed window to the rear elevation, access to a partially boarded loft and a radiator.

#### **Shower Room**

The shower room is partially tiled, has a suite that comprises of shower cubicle with shower over, pedestal wash hand basin, low level wc, chrome heated towel rail, laminate flooring and inset ceiling spotlights with an extractor fan and a upvc double glazed window to the rear.

#### **Outside**

To the front of the property there is a pathway leading to the front door with a shaped front lawn and the rear garden is somewhat of a blank canvas with fencing to boundaries, with a gate leading to the drive providing parking.













## welcome to

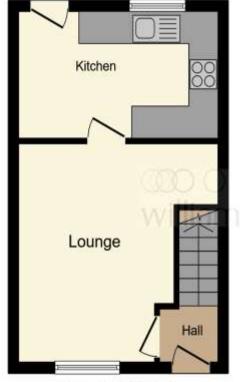
# Stanford Hill, Loughborough

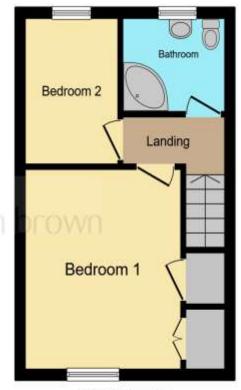
- Mid-Townhouse
- Two Well-Proportioned Bedrooms
- Recently Replaced UPVC Double Glazing
- Fitted Kitchen
- Shower Room

Tenure: Freehold EPC Rating: D

offers over

£160,000





**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

## view this property online williamhbrown.co.uk/Property/LBH114866



Property Ref: LBH114866 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH, Leicestershire, LE11 5BL



williamhbrown.co.uk

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.