



**Stanford Hill, Loughborough**

**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 upvc 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.





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## 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**



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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Property Ref:  
LBH114866 - 0007

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