



**Russell Street, LOUGHBOROUGH**

**welcome to**

## **Russell Street, LOUGHBOROUGH**

\*NO ONWARD CHAIN\* this well presented and deceptively spacious two double bedroom terraced property situated in a popular and convenient location in Loughborough. The property has been significantly improved by the current owner. Internal viewing is highly recommended.

### **Lounge**

12' 2" x 11' 2" ( 3.71m x 3.40m )

The property is entered via a UPVC front door into the living room, which has vinyl flooring, an original cast iron fireplace surround with shelf, a upvc double glazed window to the front, a radiator and door to the dining room.

### **Dining Room**

12' 2" x 11' 2" ( 3.71m x 3.40m )

The dining room has wood laminate flooring, coving to the ceiling, stairs rising to the first floor, upvc French double doors opening onto the rear garden, a radiator and a door to the kitchen.

### **Kitchen**

14' 5" x 5' 3" ( 4.39m x 1.60m )

The kitchen has tiled flooring, is fitted with a comprehensive range of base and wall mounted units, wood effect work surfaces over, there is a one and a half bowl sink and drainer and mixer tap over, there is a gas hob and electric oven, space for a fridge freezer, a radiator, upvc double glazed window to the side and rear elevation, inset ceiling spotlights and loft store.

### **Utility Room**

The utility room is situated within the tanked basement, has vinyl flooring, plumbing for a washing machine and shelving,

### **First Floor Landing**

First floor landing has stairs rising from the ground floor and doors giving way to all first floor rooms, with access to the loft via a fitted ladder where the combi boiler is situated.

### **Bedroom One**

16' x 11' 2" ( 4.88m x 3.40m )

Bedroom one has exposed wooden floorboards, two upvc double glazed windows to the front, two radiators and cast iron decorative Victorian style fireplace with tiled hearth and wooden mantle and surround.

### **Bedroom Two**

11' 3" x 9' 7" ( 3.43m x 2.92m )

Bedroom two has a decorative cast iron inset fire with wooden mantle and surround, UPVC double glazed window to the rear and a radiator.

### **Bathroom**

The bathroom is fitted with a modern white suite that comprises of D shaped bath with shower screen and shower over on mixer tap with tiled surround, pedestal wash hand basin, low level wc, upvc double glazed window to the rear and tile effect vinyl flooring.

### **Outside**

To the rear of the property is a side gated access to the rear garden, which has a stoned and paved patio seating area which extends down to a shaped lawn, raised beds and is walled and fenced to boundaries with a private aspect.





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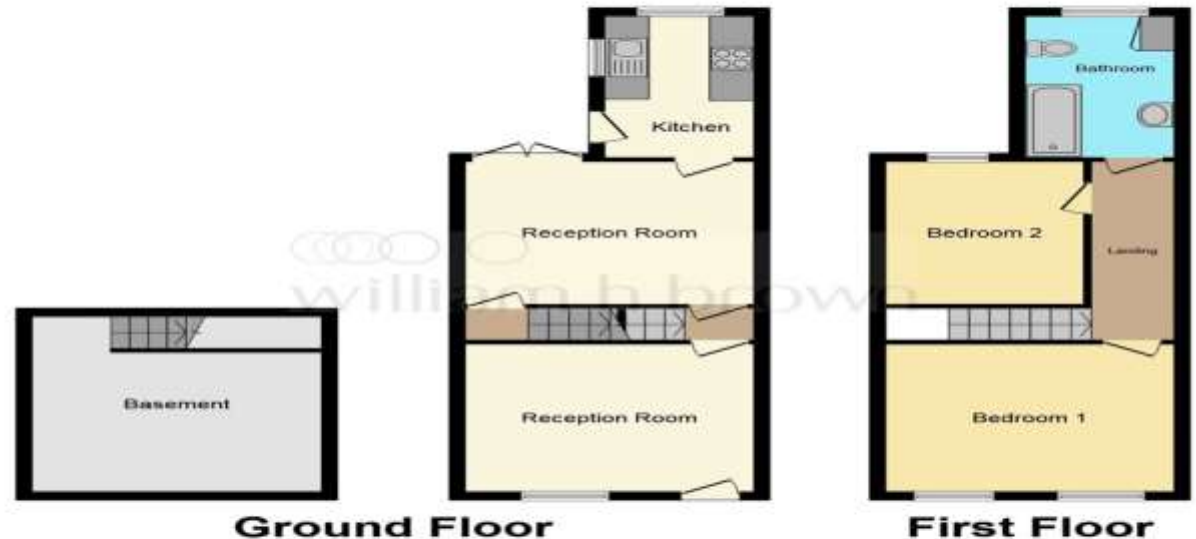
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## Russell Street, LOUGHBOROUGH

- No Onward Chain
- Gas Fired Central Heating
- UPVC Double Glazing
- Fitted Kitchen
- Bathroom

Tenure: Freehold EPC Rating: D

**£190,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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