



Lime Avenue, Loughborough

welcome to

Lime Avenue, Loughborough

NO ONWARD CHAIN this traditional three-bedroom semi-detached home occupying a corner position in this sought after residential district of Loughborough. Property is offered for sale with no onward chain and gives the new owner the opportunity to put their own stamp on it. Call now for a viewing.

Entrance Porch

The property is entered via an entrance porch with upvc double glazed door to the front, ceramic tiled flooring and an internal door to the entrance hall.

Entrance Hallway

The entrance hallway has an internal front door, laminate flooring, stairs off to the first floor, double glazed window to the side elevation, a double radiator, coving, useful under stairs storage and doors off to all ground floor rooms.

Lounge

13' 3" maximum into bay x 12' 2" (4.04m maximum into bay x 3.71m)
The lounge has laminate flooring, double glazed bay window overlooking the front elevation, a feature fireplace, a radiator and coving.

Dining Room

12' 3" x 12' 2" (3.73m x 3.71m)
The dining room has double glazed patio doors opening onto the rear garden, electric fireplace and a radiator.

Kitchen

8' 8" x 5' 11" (2.64m x 1.80m)
The kitchen has ceramic tiled flooring, a range of base and wall mounted units with work surfaces over, single stainless-steel sink with drainer, mixer tap and tiled splashbacks, space and plumbing for a washing machine, gas hob with an electric oven, a double-glazed window to the rear and a back door leading to the rear garden.

First Floor Landing

First floor landing has stairs rising from the ground floor, double glazed window to the side and doors off to all first-floor rooms.

Bedroom One

12' 2" x 11' 2" (3.71m x 3.40m)
Bedroom one has a double-glazed window to the front and a radiator.

Bedroom Two

12' 4" x 10' 3" (3.76m x 3.12m)
Bedroom two has a double-glazed window to the rear, a radiator and an airing cupboard housing the water tank.

Bedroom Three

8' 10" x 8' 1" (2.69m x 2.46m)
Bedroom three has a double-glazed window to the front and a radiator.

Shower Room

The shower room is fully tiled with a suite that comprises of corner shower cubicle with shower over, pedestal wash hand basin, low level wc and a radiator.



Outside

To the front of the property there is a walled front garden with a step leading to the front and a block paved driveway to the side which has a dropped kerb and scope for parking with a wall to the boundary. There is side access to the rear garden. Rear garden has a patio seating area, is mainly laid to lawn with a pathway leading to a further area which houses a covered timber pergola with a hot tub.



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Lime Avenue, Loughborough

- No Onward Chain
- Semi Detached
- Corner Position
- Three Well Proportioned Bedrooms
- Lounge with Bay Window

Tenure: Freehold EPC Rating: D

offers over

£240,000



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

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Property Ref:
LBH115094 - 0002

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