



**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.



***view this property online*** [williamhbrown.co.uk/Property/LBH115094](http://williamhbrown.co.uk/Property/LBH115094)





welcome to

## Lime Avenue, Loughborough

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

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£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](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/LBH115094](http://williamhbrown.co.uk/Property/LBH115094)



Property Ref:  
LBH115094 - 0004

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.

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.

  
william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**