



Pinfold Gate, Loughborough

welcome to

Pinfold Gate, Loughborough

****NO ONWARD CHAIN**** A delightful three-bedroom, end of row, grade two listed terraced cottage, within walking distance of Loughborough town centre. Has gas central heating and has retained many original features. Internal viewing is highly recommended. Call now on 01509 214686!

Lounge

11' 10" x 11' 7" (3.61m x 3.53m)

The lounge is entered via a timber front door, has carpeted flooring, built in meter cupboard, single glazed leaded window to the front, wall lights, television aerial point, chimney with recess, a vertical radiator and a door to the dining room.

Dining Room

11' 10" x 8' 8" (3.61m x 2.64m)

The dining room has a sash window to the rear, a radiator, exposed beams to the ceiling, carpeted flooring, useful built in store cupboard, door to the cellar, stairs off to the first floor and a door to the kitchen.

Kitchen

8' 1" x 6' 5" (2.46m x 1.96m)

The kitchen has vinyl tile effect flooring, is fitted with a range of base and wall units with roll edge work surfaces over, there is a gas hob with stainless steel extractor hood and double electric oven. A single stainless-steel sink with no drainer, has a mixer tap, integrated dishwasher, sash window to the side, back door to the rear garden and a door to the utility room.

Utility Room

7' 10" x 4' 10" (2.39m x 1.47m)

The utility room has plumbing for a washing machine, some base and wall mounted store cupboards, a radiator and a space for a fridge freezer.

Bedroom One

12' 1" x 9' 1" (3.68m x 2.77m)

Bedroom One has a range of five door built in wardrobes with hanging rails and storage, a leaded window to the front, a radiator.

Bedroom Two

11' 11" x 8' 4" (3.63m x 2.54m)

Bedroom two has a leaded window to the front and a radiator.

Bedroom Three

8' 9" x 7' 11" (2.67m x 2.41m)

Bedroom three has a sash window to the rear and a double radiator and access to the loft with a drop-down ladder. The loft is partially boarded.

Bathroom

The bathroom has vinyl flooring, is fully tiled with a three-piece suite which comprises of bath with electric shower over and side shower screen, low level wc, pedestal hand wash basin and sash window to the rear.

Outside

The property is entered via a secure gate to a shared gravel pathway with side gated access. Garden is low maintenance with a patio seating area with an artificial lawn and is fenced to boundaries and gated access to the rear. There is a car park to the rear and the property has an arrangement with the car park to allow for parking of one vehicle in a parking space.





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Pinfold Gate, Loughborough

- Grade 2 Listed Cottage
- Walking Distance from the Town Centre
- Gas Fired Central Heating
- Three Well-proportioned Bedrooms
- Utility Room

Tenure: Freehold EPC Rating: D

£180,000



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

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Property Ref:
LBH115212 - 0003

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