



**Byron Street, Loughborough**

william  
h brown

## welcome to

# Byron Street, Loughborough

This detached, well proportioned, two-bedroom bungalow is located on a quiet no through road within close proximity to Loughborough Town Centre. This property has undergone improvements such as new UPVC double glazed windows and doors, new roof, flat roof and a rebuilt chimney with guarantee!

### Entrance

Entrance is via the front door into the hallway which provides access to the living room, both bedrooms, a storage cupboard and the shower room.

### Living Room

15' 8" x 10' 7" ( 4.78m x 3.23m )

The living room offers a bright and welcoming space to relax with coving to the ceiling, gas fireplace, two radiators, access through to the dining room and sliding door to conservatory and a double-glazed window to the side.

### Dining Room

8' 9" x 8' 5" ( 2.67m x 2.57m )

The dining room offers coving to the ceiling, a radiator, additional storage cupboard and a double-glazed window to the side.

### Kitchen

13' 9" x 16' 4" ( 4.19m x 4.98m )

The kitchen has vinyl flooring, UPVC door providing access to the back garden, a range of wall and base units, sink and drainer, gas hob, integrated oven, two radiators, coving to the ceiling, a double glazed window to the rear and a new felt roof.

### Conservatory

The conservatory offers panoramic views of the rear garden with double doors out and sliding doors back into the living room.

### Bedroom One

15' x 10' 5" ( 4.57m x 3.17m )

The master bedroom is positioned at the front of the house with a bay window to the front, carpeted flooring, a radiator and coving to the ceiling.

### Bedroom Two

11' x 9' ( 3.35m x 2.74m )

The second bedroom, currently used as a study, has coving to the ceiling, window to the front and a radiator.

### Shower Room

The shower room was re tiled in 2024 and has a shower cubicle, vanity hand wash basin, wc double glazed window and a radiator.

### Outside

To the front of the property there is a gate to provide privacy and access to the off-road parking on the driveway. The rear garden offers block paving, fencing to boundaries, outdoor lighting, side pathway to the front of the property and a shed/workshop (3m x 6m) for versatile use.





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## Byron Street, Loughborough

- Detached Bungalow
- Ample Off-Road Parking
- Conservatory
- Close Proximity To Loughborough Town Centre
- Workshop

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£220,000**



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:  
LBH115477 - 0008

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