



Christie Drive, Loughborough

welcome to

Christie Drive, Loughborough

NO UPWARD CHAIN! This spacious and well-presented family home offers versatile living with open plan reception room, generous rear garden and off-road parking for two vehicles, all set within a convenient location tucked away up a cul de sac within the Dishley area.

Entrance

Entrance to the property is via a porch that leads to the entrance hall. The entrance hall has laminate flooring, stairs rising to the first floor and doors to all ground floor rooms.

Lounge

16' 11" x 11' 5" (5.16m x 3.48m)

The ground floor features an open plan reception room providing flexible living and dining. The lounge has laminate flooring, two radiators and upvc double glazed windows.

Kitchen

9' 3" x 7' 6" (2.82m x 2.29m)

The kitchen is fitted with a range of base and wall mounted units, space and plumbing for a washing machine, fridge freezer, gas cooker and hob, extractor fan and a door to the rear garden.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

Bedroom One

16' 6" x 6' 11" (5.03m x 2.11m)

Bedroom one has carpeted flooring, fitted wardrobes, a radiator and a upvc double glazed window to the front elevation.

Bedroom Two

10' x 9' 5" (3.05m x 2.87m)

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

Bedroom Three

8' 11" x 8' 8" (2.72m x 2.64m)

Bedroom three has a walk-in wardrobe, carpeted flooring, a radiator and a balcony to the front elevation.

Bedroom Four

8' 8" x 7' 9" (2.64m x 2.36m)

Bedroom four has carpeted flooring, a radiator and a upvc double glazed window.

Bathroom

The bathroom is fitted with a three-piece suite which comprises of shower cubicle with shower over, low level wc and hand wash basin, vinyl flooring, tiled walls and a upvc double glazed window.

Outside

To the front of the property there is a driveway providing offroad parking and a garage. To the rear there is a shared access garden with a pergola, a shed and gravelled areas.





view this property online williamhbrown.co.uk/Property/LBH115547



welcome to

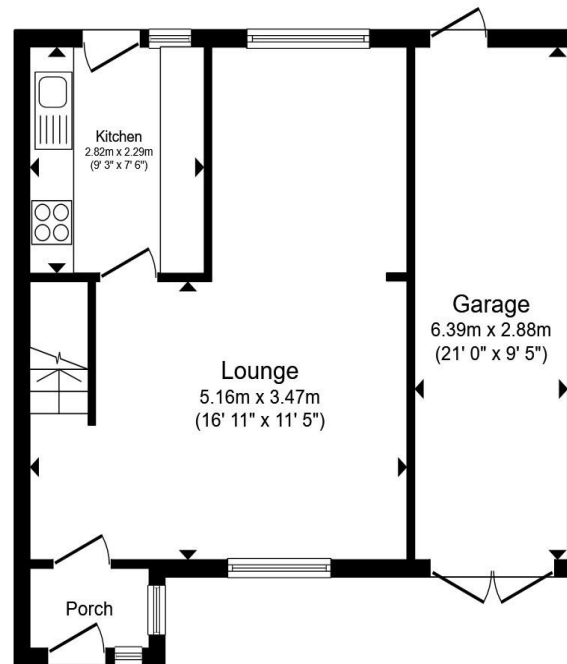
Christie Drive, Loughborough

- Semi Detached
- Four Well-Proportioned Bedrooms
- Ideal for Investor or First Time Buyer
- UPVC and Gas Central Heating
- Kitchen

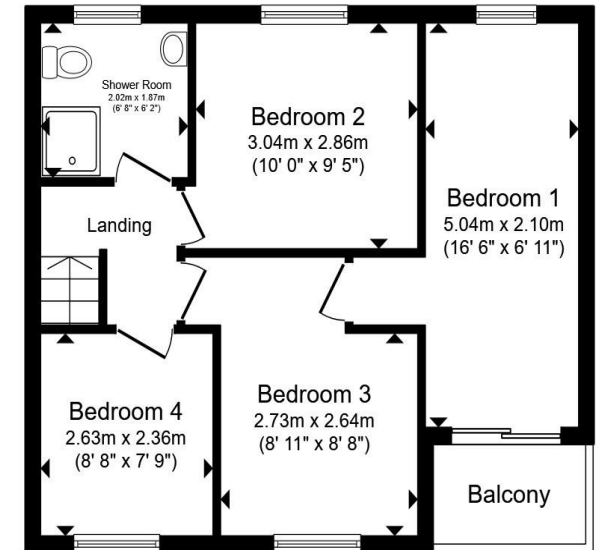
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£310,000



Ground Floor



First Floor

Total floor area 92.9 m² (1,000 sq.ft.) approx

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.propertybox.io



view this property online williamhbrown.co.uk/Property/LBH115547



Property Ref:
LBH115547 - 0006

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



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



williamhbrown.co.uk