



**Blake Drive, Loughborough**

**welcome to**

## **Blake Drive, Loughborough**

NO ONWARD CHAIN! Three-bedroom home featuring a lounge with garden access, a kitchen-diner, and a contemporary family bathroom plus ensuite! The property also boasts a charming, landscaped garden with patio seating areas.

### **Entrance**

Entrance to the property is via a UPVC double glazed door into the entrance hallway, with three storage cupboards, laminate flooring, stairs rising to the first floor and doors to all ground floor rooms.

### **Kitchen/Diner**

16' 3" x 9' 5" ( 4.95m x 2.87m )  
The kitchen is fitted with a range of wall and base units, stainless steel sink unit, wooden style worktop, tiled splashbacks, integrated stainless steel electric oven and electric hob with extractor over and stainless steel backplate, plumbing for both washing machine and dishwasher, tiled floor, space for table and chairs and space for fridge/freezer, UPVC double glazed windows to front elevation.

### **Lounge**

15' 8" x 10' ( 4.78m x 3.05m )  
The lounge has a UPVC double glazed window to rear aspect, UPVC double glazed French doors to the rear garden, laminate flooring and central heating thermostat control. This room is currently being utilised as a bedroom.

### **First Floor Landing**

First floor landing has stairs rising from the ground floor, two built-in storage cupboards, access to loft space and doors to all first-floor rooms.

### **Bedroom One**

13' 3" x 6' 9" ( 4.04m x 2.06m )  
Bedroom one has a UPVC double glazed window to the front, carpeted flooring and an ensuite. The ensuite has a low level wc and hand wash basin.



### **Bedroom Two**

13' 9" x 9' 5" ( 4.19m x 2.87m )  
Bedroom two has a UPVC double glazed window to the rear.

### **Bedroom Three**

9' 4" x 6' 8" ( 2.84m x 2.03m )  
Bedroom three has a UPVC double glazed window to the rear and carpeted flooring.

### **Bathroom**

A fitted bathroom with three-piece white suite comprising low level wc, pedestal wash hand basin and panelled L-shaped bath with shower over and tiled splashbacks, obscure glazed UPVC double glazed window to front aspect.



### **Outside**

To the front of the property there is a front garden which is mainly paved with black limestone, brick walling and timber fencing, door to the brick storage shed. To the rear there is a lawn enclosed by timber fencing, with sawn sandstone patio and well stocked borders.

### Agents Notes

Please note that the photographs used in this listing are historic and were taken prior to the current tenants moving into the property. The images are provided for general guidance on layout.



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## Blake Drive, Loughborough

- Mid Terraced Property
- Three Well-Proportioned Bedrooms
- Contemporary bathroom plus ensuite
- UPVC Double Glazing and Gas Central Heating
- Communal Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£195,000**



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