



Whitehouse Avenue,
Loughborough



£215,000

- IMPRESSIVE MID ROW PROPERTY
- EXTENDED TO REAR
- TWO DOUBLE BEDROOMS
- LARGER THAN AVERAGE GARDENS
- COSY LOG BURNER
- STYLISHLY FINISHED THROUGHOUT
- FREEHOLD
- EPC rating COMING SOON



An extended and stylishly finished two double bedroom middle of row property occupying this highly convenient cul-de-sac location.

The impressive interior offers generous bright and airy rooms and in our view would make a great home for the professional couple commuting out of town to the nearby links or small family seeking two double bedrooms and a good sized garden. Enter into the hall and straight into a front facing lounge with large bay window flooding the room with light and centred around a quality cast iron log burner with sandstone surround with slate hearth and a contemporary vertical hung radiator.

To the rear of the property is a dining area with matching vertical radiator to the lounge, large under stairs pantry and the room is 'L' shaped and partially open plan to a kitchen creating a dining kitchen feel. The shaker style kitchen features a matching range of base and eye level cupboards with integrated Smeg appliances including electric oven, four ring gas hob, extractor and dishwasher. Space for an upright fridge freezer and concealed plumbing for washing machine, two Velux skylight windows in addition to the two rear windows which overlook the garden and a side entrance door leading to outside.

Upstairs there are two double bedrooms, number one featuring an over stairs dressing table type area or storage cupboard with number two also double size and overlooking the rear garden.

The fully tiled contemporary bathroom enjoys an over bath mixer shower with rain style shower head and separate attachment, tiled floor, chrome heated towel radiator, extractor and window.



The property is situated towards the head of this long and established cul-de-sac with a nearby alleyway leading through on to Leicester Road where there is a major bus route serving the town centre and heading towards Leicester. There is a two car side by side driveway to the front with a shared entry to the side leading to secure gated access in to the rear garden. The generous larger than average rear lawn garden has a gravelled sitting area outside the rear entrance door and at the very end a garden deck and large timber built garden shed.

Good to know: The property has uPVC double glazing throughout. Gas central heating powered by an Ideal combination boiler located in a kitchen cupboard.

To find the property, proceed from the town centre on Leicester Road, continuing to the BP petrol station and turning left on to Beeches Road, next right in to Whitehouse Avenue where the property is situated three quarters of the way along upon the right hand side as identified by the agent's 'For Sale' board.

ENTRANCE HALL 0.97m x 0.90m (3'2" x 3'0")

LOUNGE 4.80m x 3.38m (15'8" x 11'1")

DINING AREA 4.29m x 2.32m (14'1" x 7'7")

KITCHEN 4.70m x 2.09m (15'5" x 6'11")

BEDROOM ONE 3.98m x 3.44m (13'1" x 11'4")

BEDROOM TWO 2.90m x 2.87m (9'6" x 9'5")

BATHROOM 2.04m x 2.00m (6'8" x 6'7")

SERVICES & TENURE

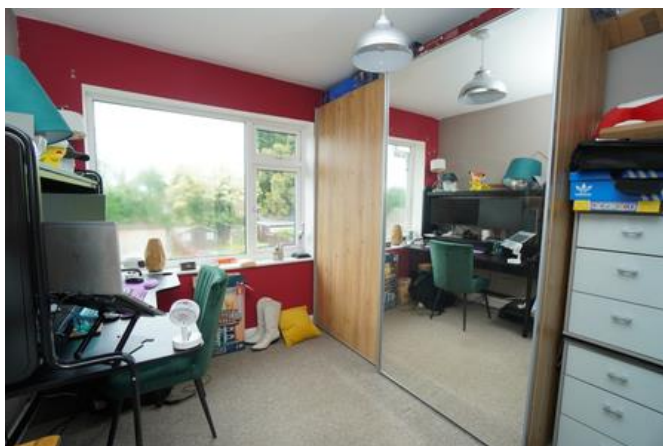
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





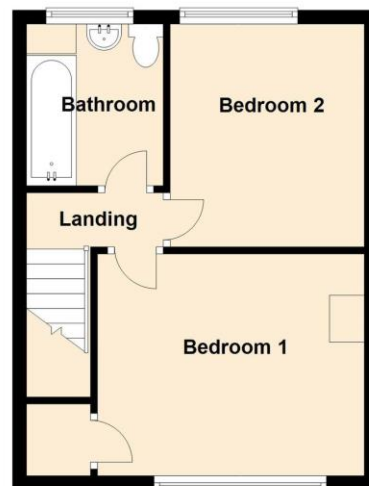
Ground Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 70.6 sq. metres (759.7 sq. feet)



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