



Ashby Road, Loughborough



£375,000

- DETACHED 'PROJECT' PROPERTY
- CIRCA 1930's
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- LARGE GARDEN PLOT
- EDGE OF TOWN CENTRE LOCATION
- FREEHOLD
- EPC rating COMING SOON



"PROJECT PROPERTY" - An exciting and rare opportunity to refurbish and restyle this attractive 1930's detached property, occupying a large garden plot and offering huge further potential.

The property is situated within a highly convenient location and just a short stroll from Loughborough University and town centre shops, bars and restaurants etc.

A full refurbishment is likely to include replacement of kitchen and bathroom, full internal redecoration and modernisation including removal of polystyrene ceiling tiles and the replacement of windows etc.

The accommodation offers a mixture of timber framed and uPVC double glazing, gas central heating with the boiler being replaced approximately five years ago and the home is for sale with no chain.

Enter through the hallway featuring an original panelled staircase, handy cloaks cupboard and into the lounge at the front with large bay window and gas fireplace.

There is a separate dining room at the rear with French doors leading out into the garden and the dining kitchen is right next door offering the opportunity to bring the two rooms together to create a large living dining kitchen if desired.



The dining kitchen in its own right is a generous size and this includes an ever popular walk in style pantry.

Upstairs there are four bedrooms, a bathroom and separate WC.

The property is set back from the road with a front retaining fence and mature tree beyond which lies a lawn garden with two car driveway leading to the integral single garage. Gated access to the side elada around to a large mature rear lawn garden with an array of fruit trees.

Good to know: the property has a mix of timber framed and uPVC double glazed windows and gas central heating powered by a combination boiler located in the garage replaced approx five years ago. For sale with no chain.

To find the property, proceed from the town centre heading from Sainsburys and towards Loughborough University, where the property is situated just prior to the Epinal Way roundabout on the right hand side as identified by the agent's For Sale' board.



STORM PORCH 1.1m x 2.12m (3'7" x 7'0")

ENTRANCE HALLWAY 2.12m x 3.86m (7'0" x 12'8")

LOUNGE 3.75m x 4.65m (12'4" x 15'4")

DINING ROOM 3.1m x 3.98m (10'2" x 13'1")

DINING KITCHEN 4.74m x 4.23m (15'7" x 13'11")

BEDROOM ONE 3.76m x 4.14m (12'4" x 13'7")

BEDROOM TWO 3.84m x 3.76m (12'7" x 12'4")

BEDROOM THREE 2.79m x 2.9m (9'2" x 9'6")

BEDROOM FOUR 2.56m x 2.81m (8'5" x 9'2")

BATHROOM 1.7m x 1.76m (5'7" x 5'10")

SEPARATE WC 0.9m x 0.98m (3'0" x 3'2")





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 F.

DISCLAIMER

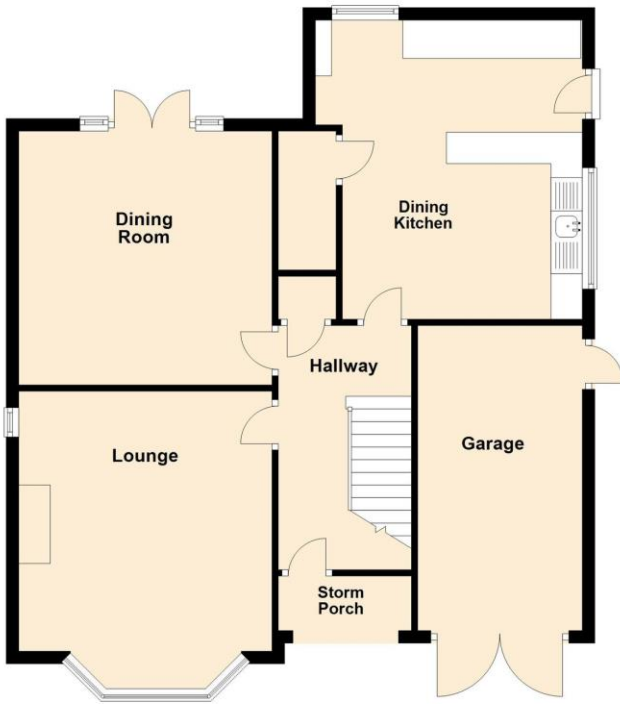
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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. 80.5 sq. metres (866.9 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.8 sq. feet)



Total area: approx. 150.6 sq. metres (1620.7 sq. feet)



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