



Hermitage Road, Loughborough



**£195,000**

- SEMI-DETACHED HOME
- THREE BEDROOMS
- QUALITY SOLID OAK DINING KITCHEN
- ESTABLISHED GARDENS
- CLOSE TO SCHOOLS AND UNIVERSITY
- MAJOR BUS ROUTE NEARBY
- FREEHOLD
- EPC rating D





A generous and well maintained semi-detached family home, featuring a shaker style, solid oak dining kitchen and occupying this established location just a short distance from the university campus, local schools including Delisle, Charnwood College and outstanding Ofsted rated Booth Wood Primary as well as a major bus route serving in the town centre.

The accommodation offers UPVC double glazing throughout, wall mounted gas heaters and therefore installation gas and heating would be recommended along with an established garden enjoying a timber summer house.

The property would make a great home for the young and growing family. Entering through the useful porch and hallway leading to the full-length lounge having dual aspect windows, gas fireplace and sliding patio doors leading to a lean-to style sunroom.

The quality framed, solid oak shaker style kitchen has space for a dining table with integrated appliances including Neff stainless steel electric oven with slide and hide door, four ring gas hob and extractor, fridge freezer, dishwasher, and plumbing for a washing machine. There are tiled floors, useful understairs storage pantry, new uPVC double glazed side entrance door leading out into a covered entry that has a brick-built storage outbuilding and doors from the front elevation and leading out to the rear garden.

Upstairs there are three bedrooms (two double) and a bathroom with over bath Triton electric shower with glass shower screen and heated towel radiator and a separate WC next door.



To the outside there is a block paved frontage with enough parking for two to three cars whilst the rear lawn garden has established borders, shrubs, flowers and maturing trees, including fruit trees, full width paved patio and fully enclosed by timber fencing.

Good to know: The property has uPVC double glazing throughout. Heating is via wall mounted gas heaters in some rooms and therefore we recommend the installation of gas central heating if desired.

To find the property, leave Loughborough heading from Sainsbury's on Ashby Road continuing ahead at the Epinal Way roundabout to the second set of traffic lights turning right onto Schofield Road. Take the second turning left into Sharpley Road and first right into Hermitage Road where the property is situated approximately three quarter of the way along upon the right-hand side as identified by the Agents for sale board.

**HALL** 1.89m x 1.75m (6'2" x 5'8")

**LOUNGE** 5.39m x 3.25m (17'8" x 10'8")

**DINING KITCHEN** 5.39m x 4.02m (17'8" x 13'2")

**LEAN-TO SUN ROOM** 3.64m x 2.36m (11'11" x 7'8")

**BEDROOM ONE** 3.61m x 3.11m (11'10" x 10'2")

**BEDROOM TWO** 3.61m x 3.25m (11'10" x 10'8")

**BEDROOM THREE** 2.46m x 2.43m (8'1" x 8'0")

**BATHROOM** 2.03m x 1.69m (6'8" x 5'6")

**SEPARATE W.C.** 1.5m x 0.72m (4'11" x 2'5")



## SERVICES

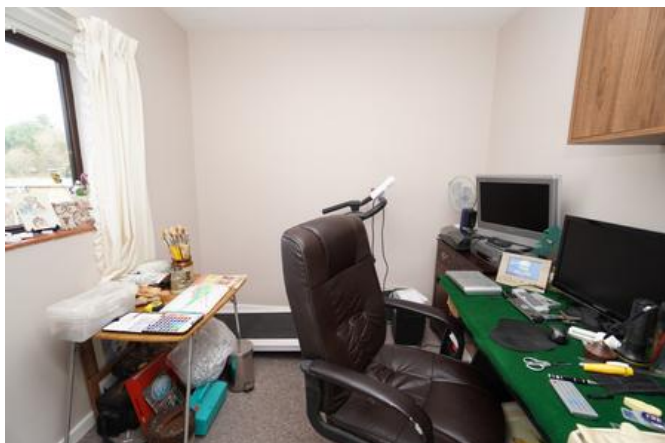
All mains services are available and connected to the property. The property has wall mounted gas heaters but isn't gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.

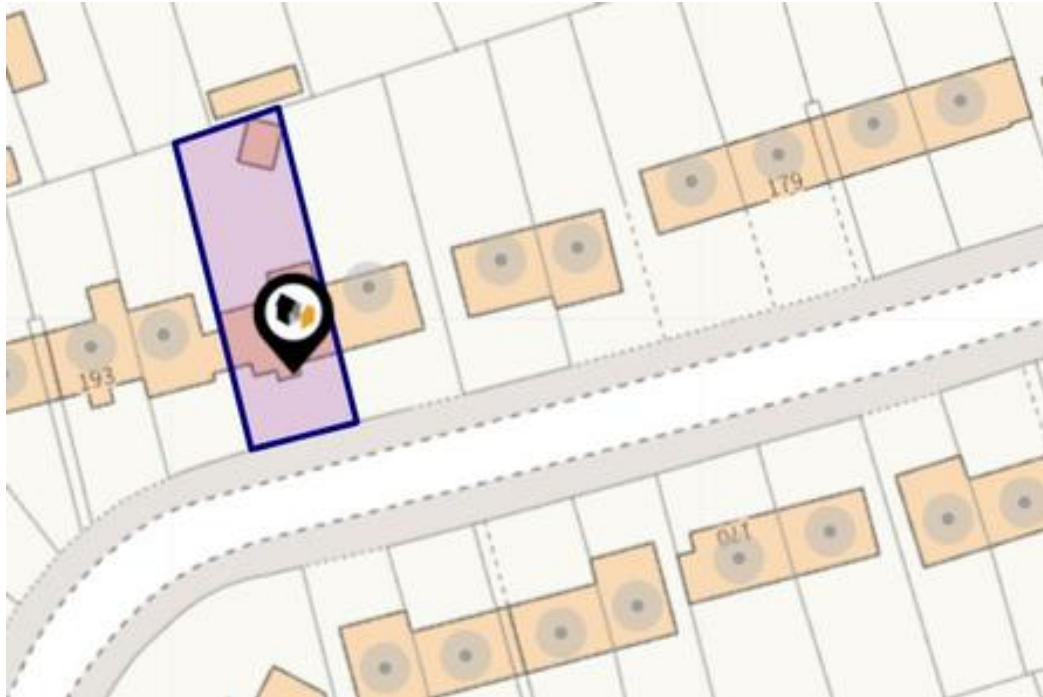
## DISCLAIMER

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

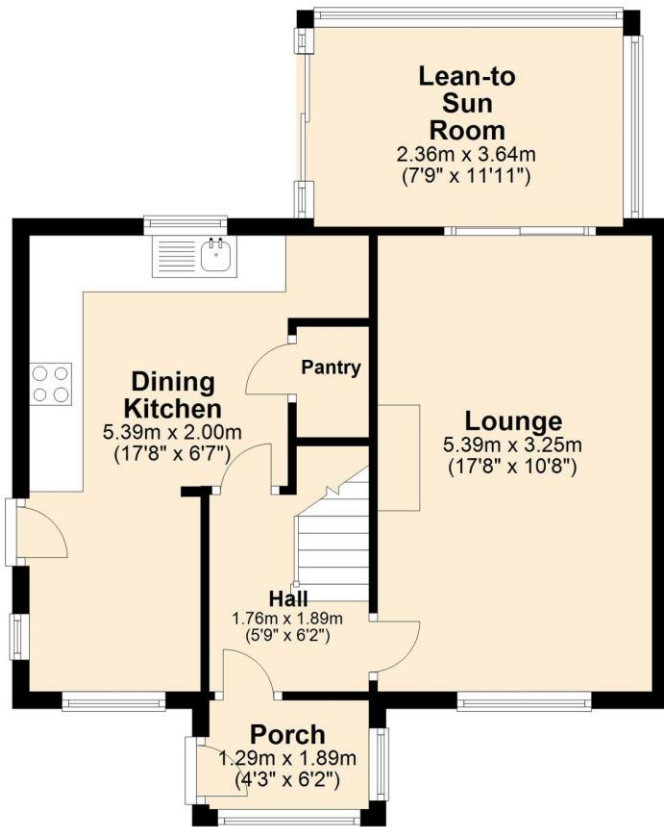
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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.





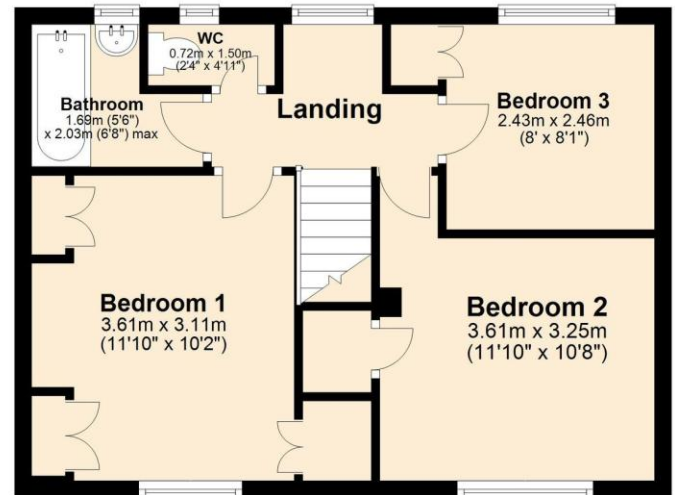
## Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)

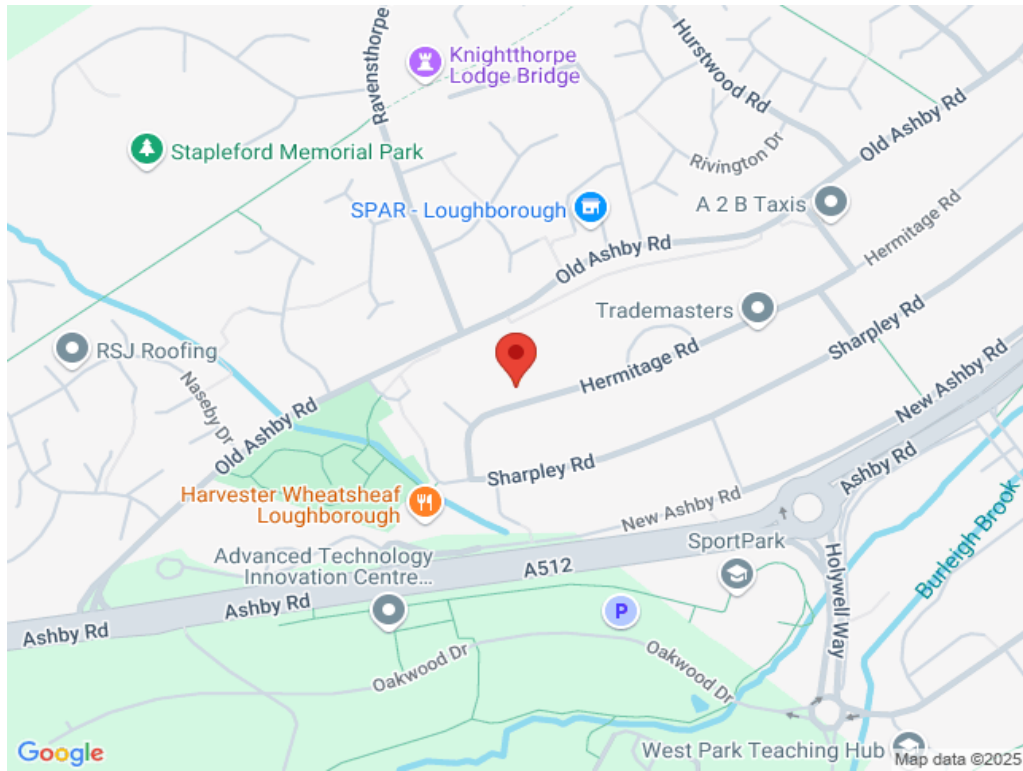


## First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 85.4 sq. metres (918.8 sq. feet)



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