



Barrett Drive, Loughborough



£220,000

- TWO BEDROOM SEMI
- BOTH DOUBLE BEDROOMS
- FEATURE GARDEN
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- MODERN KITCHEN
- FREEHOLD
- EPC rating D



Situated at the head of the cul-de-sac, this particular property effectively benefits from a corner plot with feature rear garden, space to the side with covered carport and ample parking to the front.

The design incorporates a full width main bedroom with a cupboard over the stairs along side a built in double wardrobe.

The contemporary bathroom and kitchen are further features whilst externally the garden has been landscaped to include an entertainment area with timber pergola.

Initially on entry via the recently installed front door is the hall which has attractive light coloured timber patterned laminate flooring and modern radiator.

The lounge has an electric fire as its focal point, continuation of the flooring from the hall, accent wallpaper and opening through to the dining room which also has recently installed double doors out to the garden, contemporary radiator and opening through to the kitchen.



The kitchen has a comprehensive range of storage units in a light grey finish with drawer units having cupped handles, integrated Bosch induction hob with electric oven beneath and extractor hood over, plumbing for a washing machine and space for additional appliance. Timber patterned work surface with grey tiled splashbacks in part and ceramic floor tiles.

At first floor the landing has a cupboard which discreetly houses the Vaillant combination gas central heating boiler. The aforementioned main bedroom is full width and special reference should be made to the floorplan to fully appreciate the size of this room. The second double bedroom is to the rear and is also a good size with views over the feature garden with neutral decor.

The bathroom is yet another feature of the property having a re-fitted hidden cistern WC, bath with a waterfall tap and shower fitment served by the combi boiler, wash hand basin and full tiling to walls with polished metal centrally heated towel rail.

Outside, at the front, is a low maintenance garden with coloured stones adjacent to the driveway with a tree barked area near to the front entrance door. To the left hand elevation a very useful covered carport. At the rear is a full width paved patio that extends to the top right hand corner, a central area of lawn with a raised rockery. Outside cold water tap.

The property is ideal for the first time buyer, professionals, growing family or indeed investor. The setting is an established one with walks close by for dog owners.

To find the property, from Loughborough town centre proceed on the A6 north on the Derby Road, at the Bishop Meadow roundabout turn left on to Warwick Way. Take the second turning on to Braddon Road, turn left into Raymond Drive, first right in to Barrett Drive where the property is situated at the head of the cul-de-sac on the right hand side



HALL 1.37m x 0.93m (4'6" x 3'1")

LOUNGE 3.77m x 3.64m (12'5" x 11'11")

DINING ROOM 2.93m x 2.5m (9'7" x 8'2")

KITCHEN 2.97m x 2.06m (9'8" x 6'10")

BEDROOM ONE 3.79m x 3.51m (12'5" x 11'6")

BEDROOM TWO 3.14m x 2.61m (10'4" x 8'7")

BATHROOM 2.03m x 1.84m (6'8" x 6'0")





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

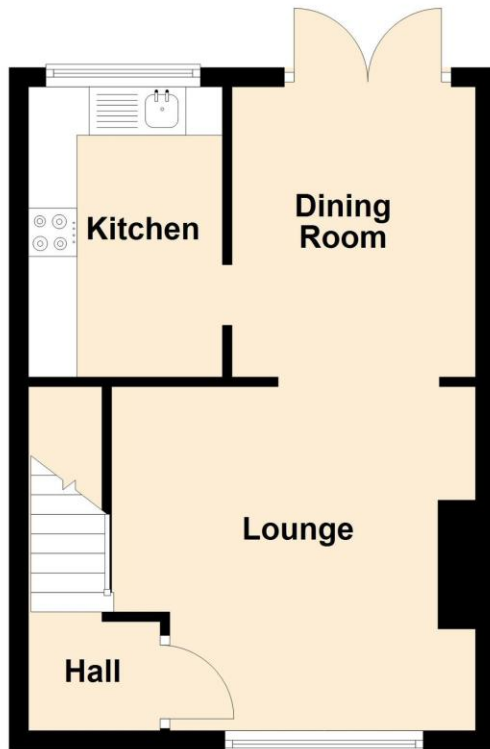
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

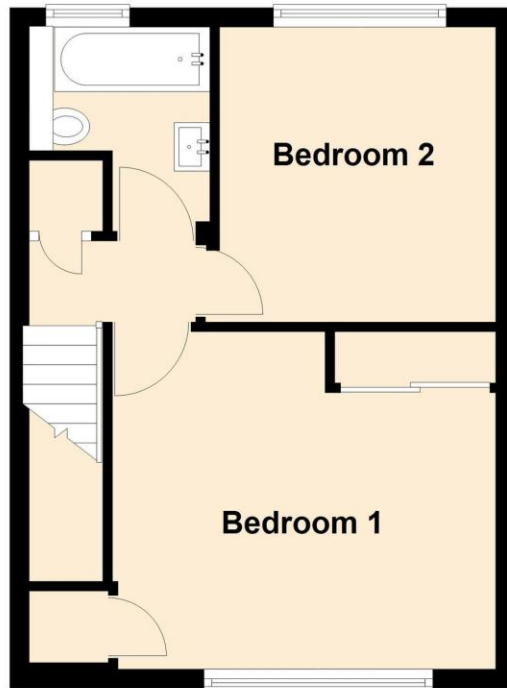
Ground Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



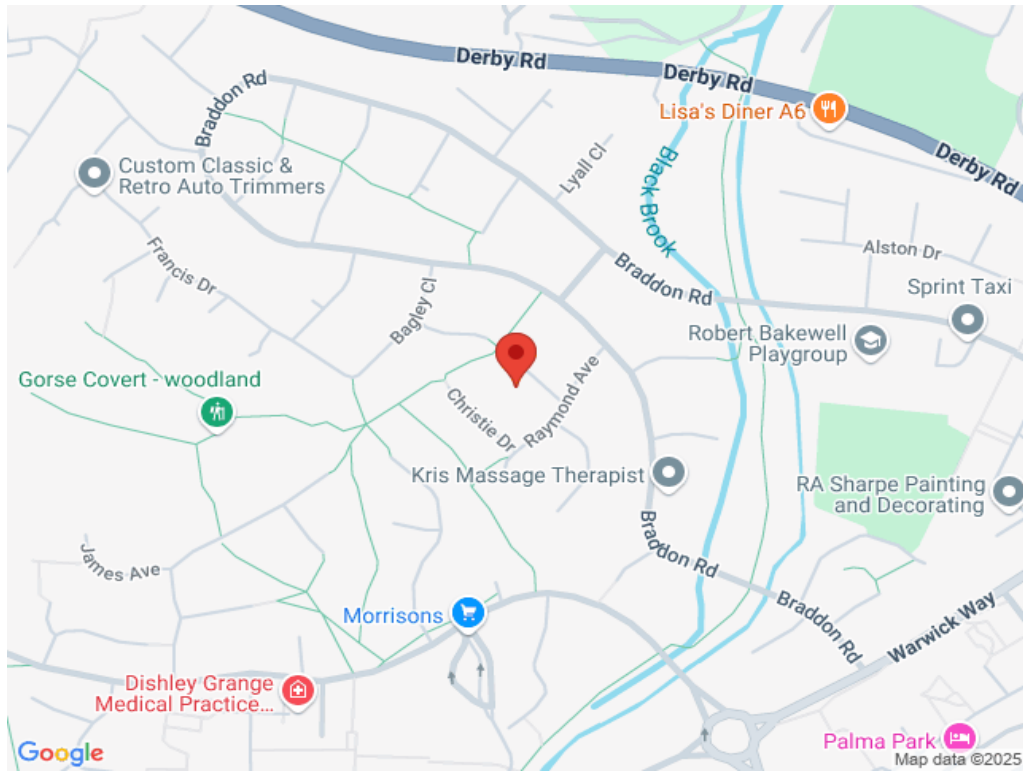
First Floor

Approx. 32.0 sq. metres (344.7 sq. feet)



Total area: approx. 62.8 sq. metres (675.7 sq. feet)





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