



Fox Covert, Loughborough



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£185,000

- TWO BEDROOM PROPERTY
- GAS CENTRALLY HEATED
- DOUBLE GLAZING
- ALLOCATED PARKING
- ADDITIONAL OFFICE ROOM
- IDEAL FIRST PURCHASE
- FREEHOLD
- EPC rating C



This deceptive mid row town house has a relatively unique design with an additional office space off the main bedroom (open to interpretation with regards its use) and is fully double glazed, gas centrally heated and with allocated parking space beneath the timber pergola.

Ideal for the first time buyer or professional, Fox Covert has good communication links within walking distance of the railway station but also to the town centre via the canal towpath. Also ideal for those seeking proximity to Belton Road Industrial estate.

Initially on entry, a broad spacious hallway with radiator, the lounge then has a focal point of a real flame effect gas fire and a useful under stairs cupboard.

The kitchen diner spans the full width of the property - to the kitchen section a built in four ring Bosch gas hob with electric oven beneath, plumbing for washing machine and dishwasher beneath a white ceramic sink unit along with space for a fridge and freezer side by side. A comprehensive range of storage units at base and eye level. To the dining section a further rear elevation double glazed window and rear access door making for a light, bright and airy space. Tiled floor and combination Valant boiler.



At first floor, the main bedroom is to the front and has the aforementioned additional room that has a side elevation window and goes in to the pitch of the roof, the main bedroom also has a storage cupboard over the stairs. Bedroom two is to the rear and has views over the feature garden.

The bathroom has an electric shower over the bath, the wash hand basin and WC all have tiled splashbacks and there is a ladder design centrally heated towel rail.

Outside, to the front is mainly laid to lawn with an entrance porch with semi covered shelter above the entrance door. To the left of the property is the parking where the middle space is allocated to the property. At the rear, the garden has mature borders, a central section of lawn and is fully enclosed by timber fencing and brick walling, private and not overlooked from beyond.

To find the property, from Loughborough town centre proceed along Meadow Lane, at the traffic lights turn right along Belton Road, follow the 'S' bend, right in to Cabin Leas, next right in to Fox Covert where the property is situated on the right hand side identified by the agent's 'For Sale' board.

HALL 2.21m x 1.85m (7'4" x 6'1")

LOUNGE 3.21m x 3.18m (10'6" x 10'5")

KITCHEN DINER 4.19m x 2.17m (13'8" x 7'1")

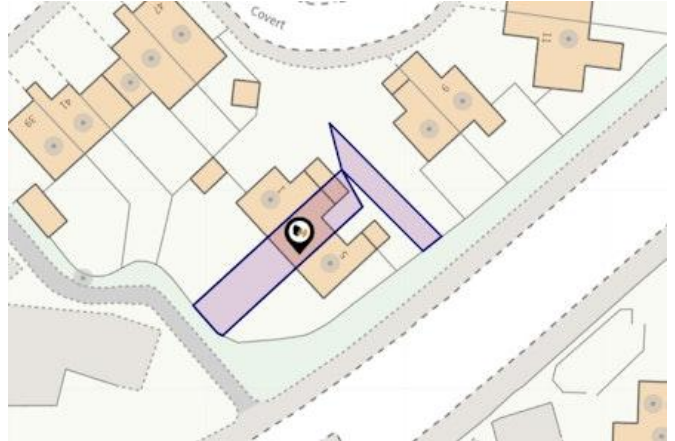
BEDROOM ONE 3.29m x 2.88m (10'10" x 9'5")

OFFICE 2.2m x 1.87m (7'2" x 6'1")

BEDROOM TWO 2.57m x 1.93m (8'5" x 6'4")

BATHROOM 2.08m x 1.59m (6'10" x 5'2")





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 B.

DISCLAIMER

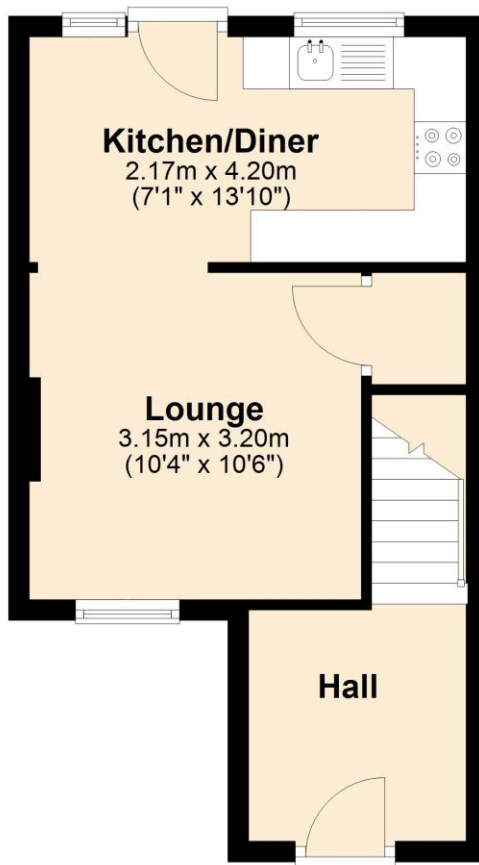
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

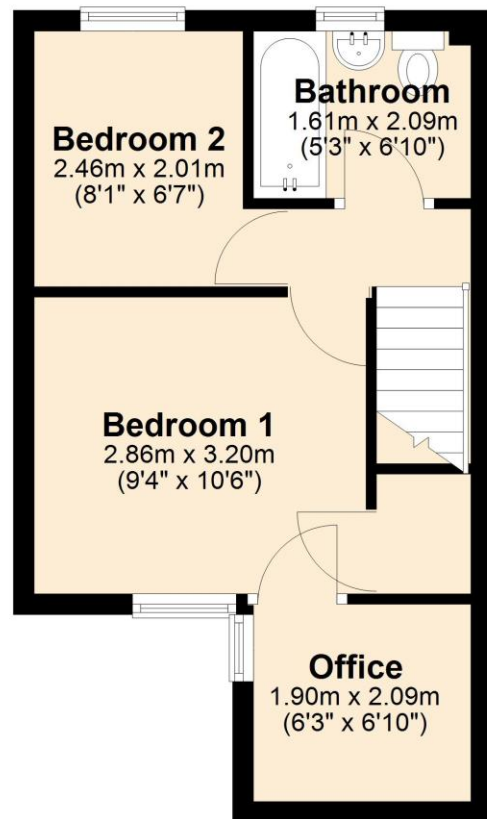
Ground Floor

Approx. 27.6 sq. metres (297.6 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.2 sq. feet)



Total area: approx. 54.6 sq. metres (587.8 sq. feet)



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