



Bottleacre Lane,
Loughborough



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£180,000

- THREE BEDROOM SEMI
- ELECTRICAL REWIRE
- EXTENDED ACCOMMODATION
- DECEPTIVE LAYOUT
- MAJORITY REFURBISHED
- FREEHOLD
- NEW CENTRAL HEATING SYSTEM
- EPC rating D



This well presented refurbished three bedroom semi detached house is ideal for the family and has the benefit of a rear extension at two storeys, creating an enlarged kitchen and additional bedroom.

The property is fully double glazed and has a brand new central heating system, whilst externally, the plot is an impressive size and there is off road car parking for two vehicles.

On entering the property via the double glazed door, into the hall then the lounge has a half bay window, decorative fireplace (neighbouring properties have wood burning stoves), four double electrical sockets since the rewire.

The dining area has a side elevation window, under stairs cupboard with modern electric circuit breaker.

The kitchen has new units at both base and eye level, space for a gas or electric cooker, plumbing and space for both a slimline dishwasher and washing machine.

The ground floor bathroom has an east access bath with low level glazed door and Triton T80 shower over. All elements have tiled splashbacks and there is a ladder design centrally heated towel rail.

At first floor the main bedroom impressively spans the full width of the property, bedroom two has a dressing area with its own radiator and a separate door and there is a storage cupboard and rear elevation window. Bedroom three is a good size and has a rear aspect double glazed window.



Outside at the front the paved driveway provides parking and picket fencing encloses. Access to the rear is via the utility room which has a tiled floor, painted brickwork and has a cold water tap. At the rear is a paved patio and a timber garden shed, beyond this a path leads down to the very rear in what is a mature garden and at the bottom is a second shed. Enclosed by picket fencing.

The property is ideal for the growing family, professionals and first time buyers alike or perhaps an investor. Bottleacre Lane has proximity to the railway station but also the town centre when utilising the canal paths.

The property is sold with no upward chain.

To find the property, from Loughborough town centre proceed along Nottingham Road, at the traffic lights turn left onto Belton Road, take the next turning on the right hand side in to Bottleacre Lane, follow virtually to its full extent where the property is situated on the left hand side identified by the agent's 'For Sale' board.

HALL 1.02m x 0.76m (3'4" x 2'6")

LOUNGE 3.48m x 3.21m (11'5" x 10'6")

DINING AREA 2.12m x 1.95m (7'0" x 6'5")

KITCHEN 3.3m x 2.21m (10'10" x 7'4")

BATHROOM 2.39m x 1.77m (7'10" x 5'10")

FIRST FLOOR LANDING 1.64m x 0.72m (5'5" x 2'5")

BEDROOM ONE 4.11m x 2.95m (13'6" x 9'8")

BEDROOM TWO 3.23m x 2.18m (10'7" x 7'2")

DRESSING AREA 1.66m x 1.58m (5'5" x 5'2")

BEDROOM THREE 3.02m x 2.32m (9'11" x 7'7")

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.

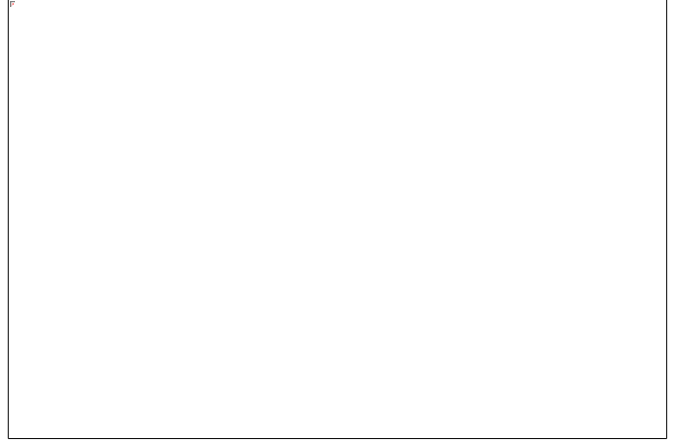
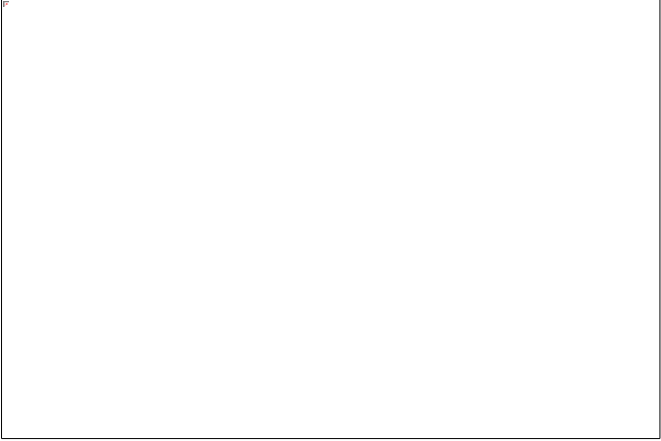
DISCLAIMER

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

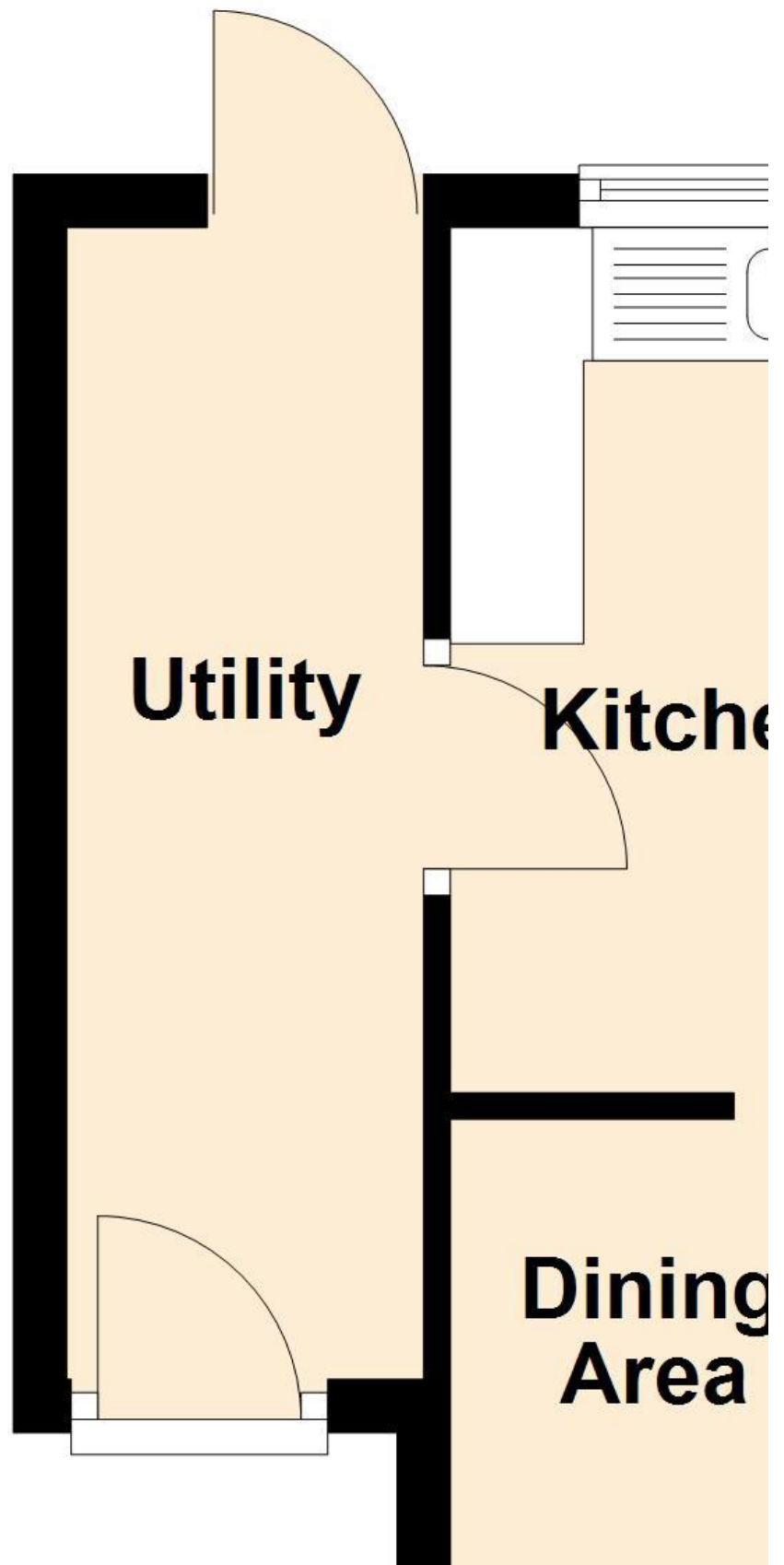
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Groun

Approx. 36.9 sq. m





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