



Blithfield Avenue,
Loughborough



3



1



1

£255,000

- GREAT LOCATION
- UPVC DOUBLE GLAZED
- DETACHED GARAGE
- FOR SALE WITH NO CHAIN
- DOWNSTAIRS WC
- SOUGHT AFTER SCHOOL CATCHMENT
- FREEHOLD
- EPC rating D



A three bedroom detached home with garage, garden & modernisation potential.

An impressive and well-maintained detached family home, occupying a quiet cul-de-sac position in a popular residential area of Loughborough. This spacious three-bedroom property offers excellent potential for modernisation and is ideal for families or buyers seeking a long-term home in a well-connected neighbourhood.

Located on Blithfield Avenue, the home is within catchment for the highly regarded Boothwood Primary School, as well as De Lisle Secondary school and Charnwood College for secondary education. Excellent communication links and easy access to the M1 via Junction 23 make this an ideal spot for commuters.

The property also benefits from a detached garage with electrically operated door, off-road parking for two vehicles, a generous rear garden, and a convenient downstairs WC.

To the outside, at the front of the property a driveway for two vehicles and access to a detached garage with electric up-and-over door. The rear garden is a good size and mostly laid to lawn—ideal for families or those looking to extend (subject to planning permission).

This is a rare opportunity to acquire a well-positioned and well-cared-for detached home with real potential in one of Loughborough's most convenient residential settings. Early viewing is highly recommended.



LOUNGE 4.23m x 2.73m (13'11" x 9'0")

DINING AREA 3.74m x 2.51m (12'4" x 8'2")

KITCHEN 3.74m x 2.36m (12'4" x 7'8")

BEDROOM ONE 2.25m x 4.97m (7'5" x 16'4")

BEDROOM TWO 3.69m x 2m (12'1" x 6'7")

BEDROOM THREE 2.65m x 2.14m (8'8" x 7'0")

BATHROOM 1.93m x 3.07m (6'4" x 10'1")

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 D.

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

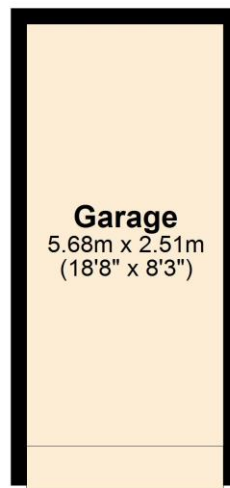
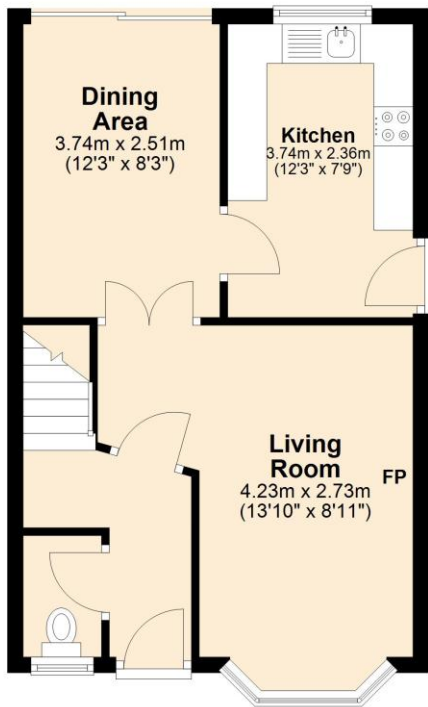
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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





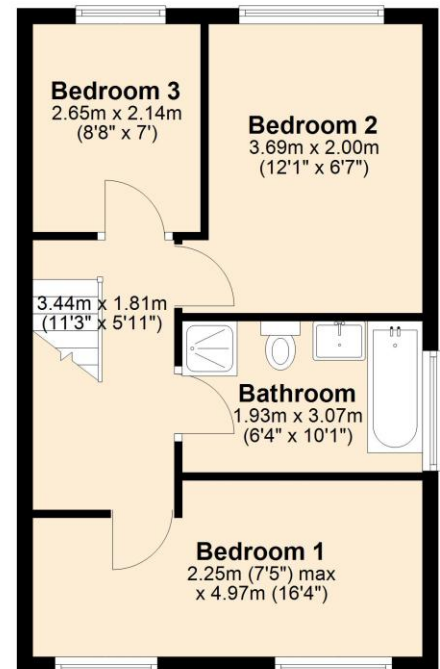
Ground Floor

Approx. 54.6 sq. metres (588.2 sq. feet)

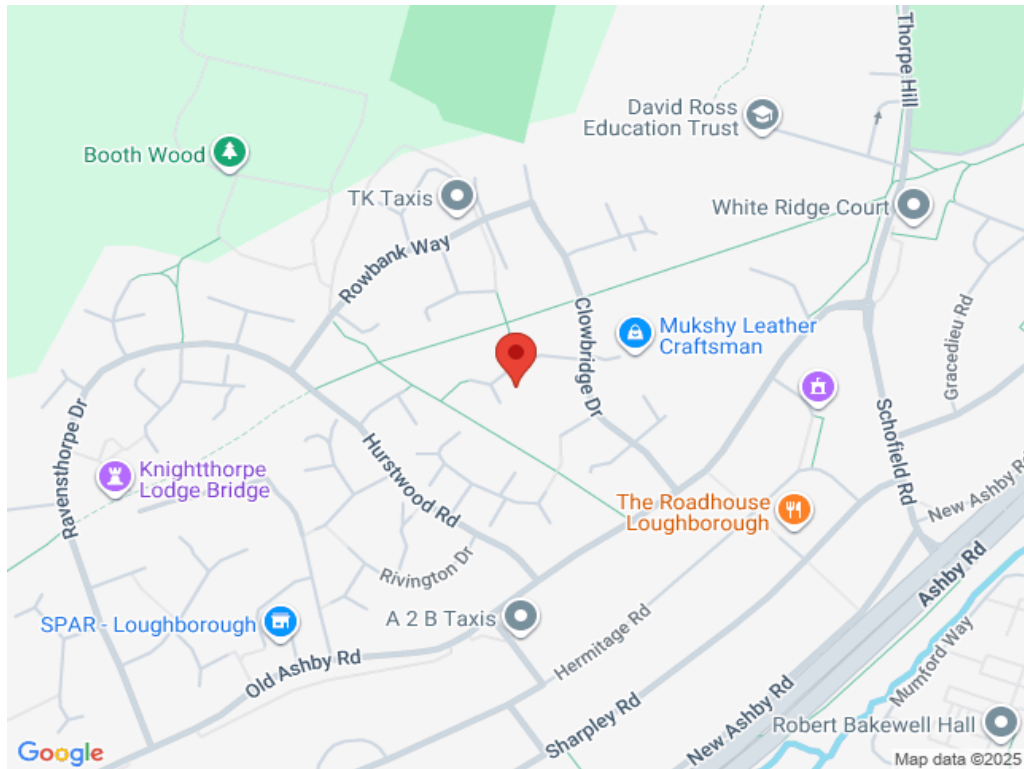


First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



Total area: approx. 94.8 sq. metres (1020.1 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk