



Meadow Lane, Loughborough



£155,000

- CHARMING CHARACTER COTTAGE
- EDGE OF TOWN CENTRE LOCATION
- TWO DOUBLE BEDROOMS
- SMALL REAR COURTYARD
- USABLE CELLAR ROOM
- WALKING DISTANCE TO BARS, SHOPS ETC.
- FREEHOLD
- EPC rating D



If you've ever dreamt of living just steps away from bustling cafes, cosy pubs, and the energy of town life, this charming two-bedroom, three-storey cottage could be exactly what you're looking for.

Tucked away in Loughborough town centre within the Church Gate conservation area, this home is full of character and personality. Set across three floors, it makes clever use of space while retaining its warm, cottage feel. The cosy rooms are complemented by gas central heating and part double glazing, making it a comfortable retreat all year round.

Outside, a small courtyard garden offers a little haven of calm - the perfect spot for your morning coffee, a splash of greenery, or a quiet evening glass of wine.

Everything you could want is right on your doorstep: shops, restaurants, and nightlife are just around the corner, while the train station is within walking distance, keeping you well connected to Leicester, Nottingham, and beyond. The property is also just a short stroll across the road from local 'Rectory Wildlife Nature Gardens' - a local community space open to the public with picnic benches, seats and bringing a real sense of calm to the location.

This cottage is ideal for anyone who wants to embrace the vibrancy of town living without giving up the charm of a unique, characterful home.

Good to know; The kitchen has an electric oven and gas hob. The lounge has an inglenook style fireplace and stairs down to a fully plastered cellar which could be used on occasion as a hobby space or storage. And the bathroom airing cupboard houses a combination gas central heating boiler. The front windows are sliding sash effect uPVC double glazing whilst the rear windows are timber framed double glazing albeit older and thinner than modern standards.

To find the property - Sat nav postcode LE11 1JU. what3words: [///atoms.mats.remedy](http://atoms.mats.remedy)



LOUNGE 6.52m x 3.69m (21'5" x 12'1")

KITCHEN 2.78m x 2.41m (9'1" x 7'11")

BEDROOM ONE 3.59m x 3.1m (11'10" x 10'2")

BEDROOM TWO 3.82m x 3.48m (12'6" x 11'5")

BATHROOM 2m x 1.68m (6'7" x 5'6")

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 A

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

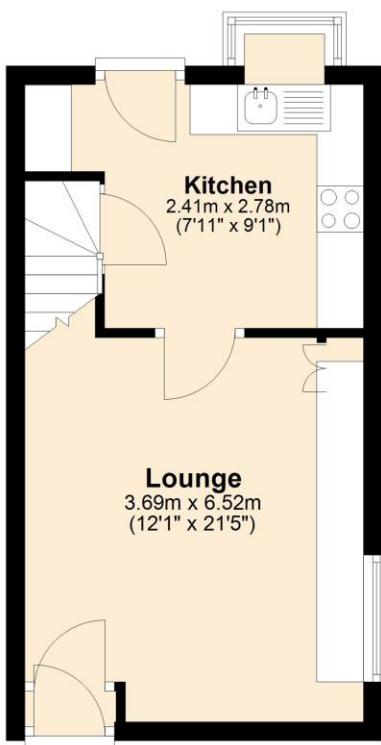
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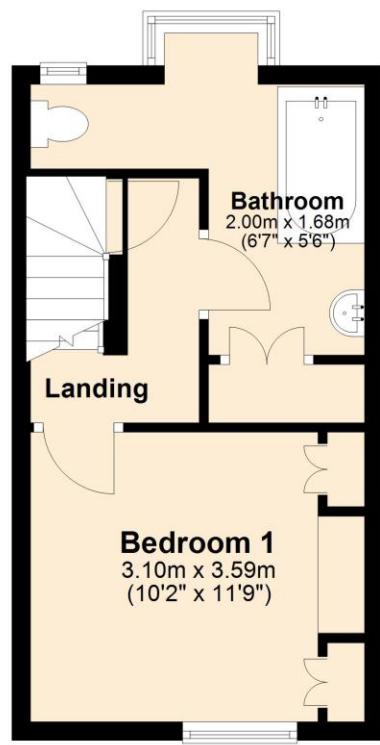
Ground Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



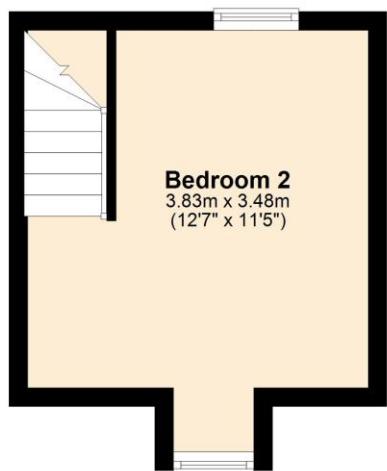
First Floor

Approx. 25.5 sq. metres (274.1 sq. feet)

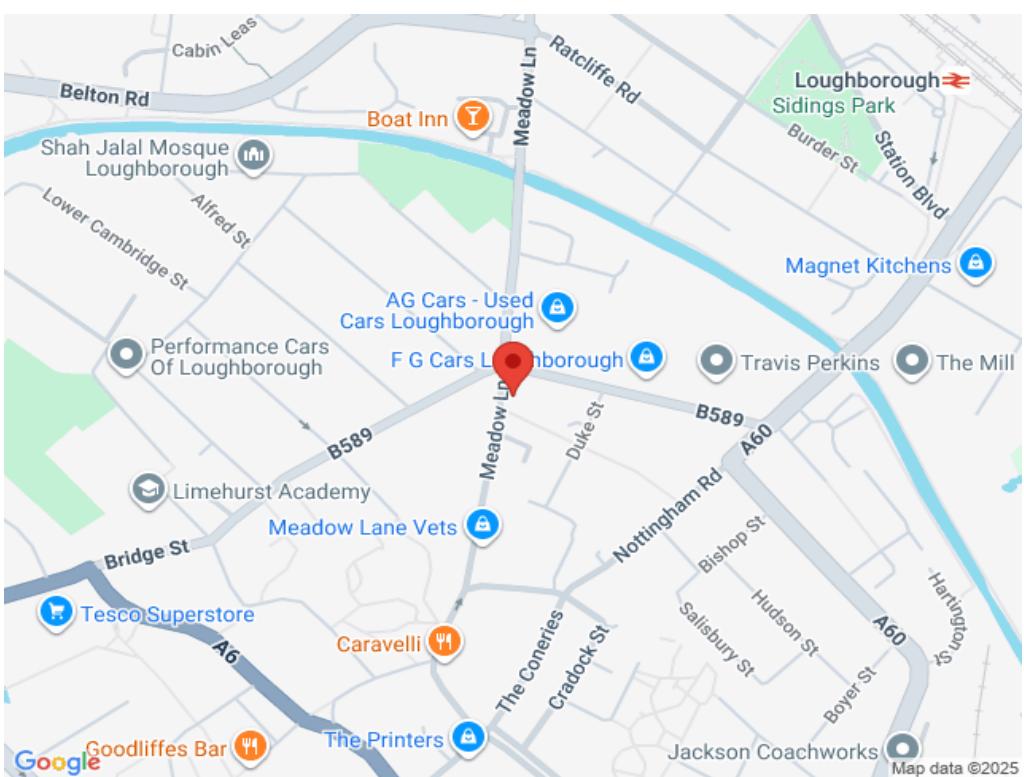


Second Floor

Approx. 13.9 sq. metres (149.8 sq. feet)



Total area: approx. 69.6 sq. metres (749.4 sq. feet)



Newton Fallowell Loughborough

01509 611119
loughborough@newtonfallowell.co.uk