



Blake Drive, Loughborough



£135,000

- THREE BEDROOM TOWNHOUSE
- FOR SALE WITH NO CHAIN
- UPVC DOUBLE GLAZED
- OPEN PLAN
- COMMUTER LINKS NEARBY
- GOOD SIZED BEDROOMS
- FREEHOLD
- EPC rating C



Situated in a well-established residential area, this well-presented three-bedroom townhouse on Blake Drive offers spacious and versatile accommodation ideal for first-time buyers, families, or investors alike. The property enjoys an open-plan layout on the ground floor, a private rear garden, and excellent access to Loughborough's many amenities and commuter routes.

On the ground floor, the property features an open-plan living, dining and kitchen area designed for modern family life. The kitchen is fitted with a range of wall and base units and includes a four-ring gas hob and an electric oven. The open-plan design flows seamlessly into the living area, which benefits from plenty of natural light and direct access to the rear garden through patio doors, creating a perfect space for entertaining or relaxing.

Upstairs, there are two spacious double bedrooms and a well-proportioned single bedroom, offering flexible accommodation for families or those needing a home office. The first floor also includes a family bathroom and a separate toilet, providing additional convenience for busy households.

Outside, the property boasts an enclosed rear garden that is both private and low-maintenance—ideal for children's play. The property also enjoys on-street parking. Blake Drive is well placed for access to Loughborough town centre, which offers a wide range of shops, restaurants, leisure facilities, and highly regarded schools. The location also provides superb commuter links, with easy access to the A6 and M1 motorway (Junction 23) as well as Loughborough train station, which offers regular services to Leicester, Nottingham, and London St Pancras. Loughborough University, local parks, and supermarkets are all within easy reach, making this property an excellent choice for those seeking convenience.



LOUNGE 3.1m x 4.76m (10'2" x 15'7")

KITCHEN DINER 5.01m x 2.88m (16'5" x 9'5")

BEDROOM ONE 4.27m x 2.47m (14'0" x 8'1")

BEDROOM TWO 3.48m x 2.05m (11'5" x 6'8")

BEDROOM THREE 2.83m x 2.2m (9'4" x 7'2")

BATHROOM 1.83m x 1.78m (6'0" x 5'10")

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.

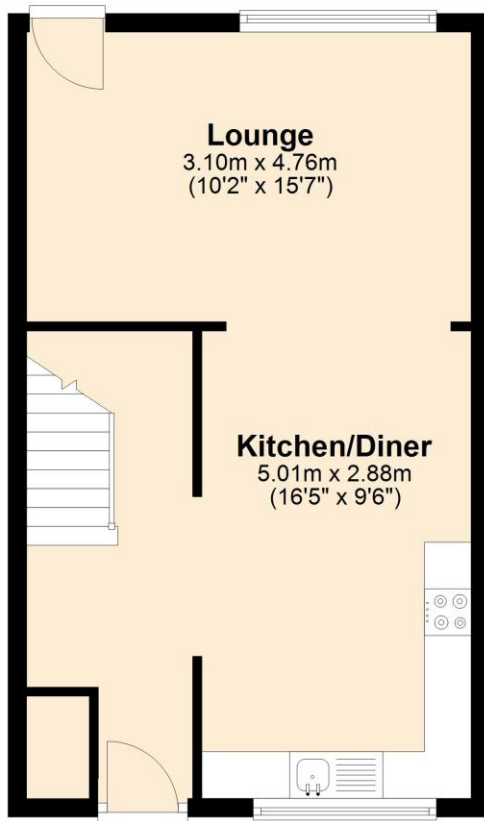
REFERRALS

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.



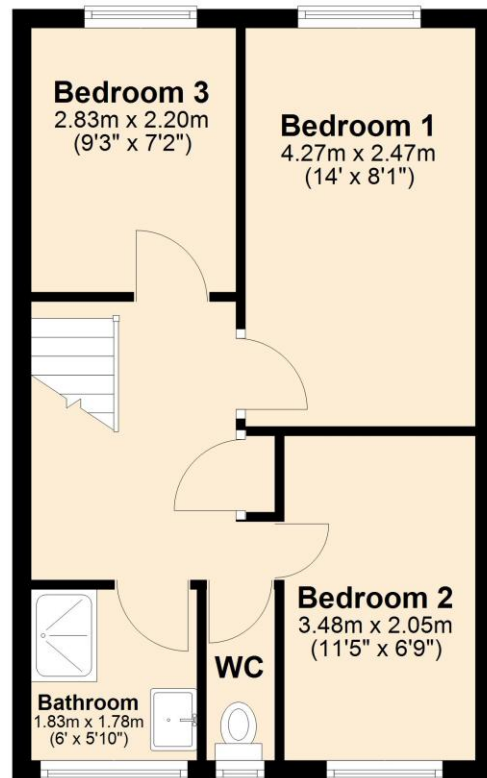
Ground Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.4 sq. feet)



Total area: approx. 76.5 sq. metres (823.3 sq. feet)



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