



Brush Drive, Loughborough



2



1



1

£192,000

- MODERN MID TOWN HOUSE
- GARDEN CONSERVATORY
- TWO BEDROOMS
- GROUND FLOOR W.C.
- QUIET CUL-DE-SAC LOCATION
- PLEASANT LOW MAINTENANCE REAR GARDEN
- FREEHOLD
- EPC rating C



Occupying a quiet cul-de-sac location, this attractive two bedroom townhouse which combines extended modern living with an exceptionally convenient location — ideal for professionals, first-time buyers or those seeking an easy-to-maintain home close to transport links.

The welcoming entrance hall includes a ground floor WC and useful understairs store and leads to a generous rear facing lounge. There are French doors leading into a good size garden conservatory — perfect for summer evenings or entertaining guests. The kitchen is to the front and has plumbing for a washing machine, space for an upright fridge freezer, built electric oven, four ring gas hob and extractor.

Upstairs, the home offers two bedrooms with number one having a mirrored range of wardrobes and overlooking the rear garden and bedroom two having a built in wardrobe. The landing also brings a feeling of space to the first floor along with a useful over stairs storage cupboard and leading to a bathroom with over-bath electric shower.

To the outside there is allocated off-road parking to the front for one car and a middle space that is shared for visitors etc. To the rear, a low-maintenance rear garden providing both privacy and practicality.

Situated within easy reach of Loughborough train station, and offering excellent road links for commuting to Leicester, Nottingham, or further afield, this home truly balances comfort, convenience, and modern style. For sale with no chain.



GROUND FLOOR W.C. 1.5m x 0.88m (4'11" x 2'11")

LOUNGE 4.54m x 3.91m (14'11" x 12'10")

GARDEN CONSERVATORY 3.24m x 2.98m (10'7" x 9'10")

KITCHEN 2.96m x 1.76m (9'8" x 5'10")

BEDROOM ONE 3.91m x 3.16m (12'10" x 10'5")

BEDROOM TWO 2.56m x 2.03m (8'5" x 6'8")

BATHROOM 2.03m x 1.99m (6'8" x 6'6")

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 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

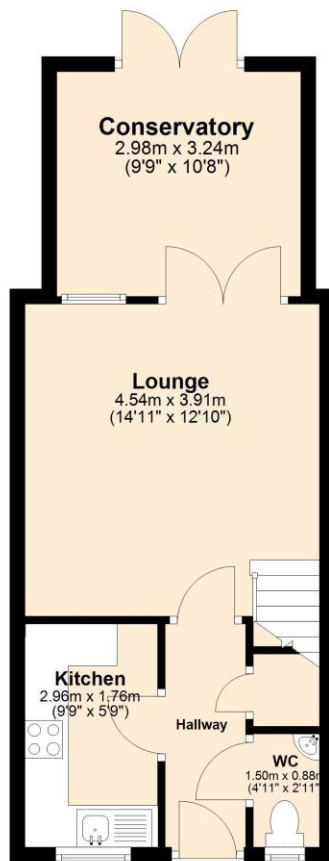
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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





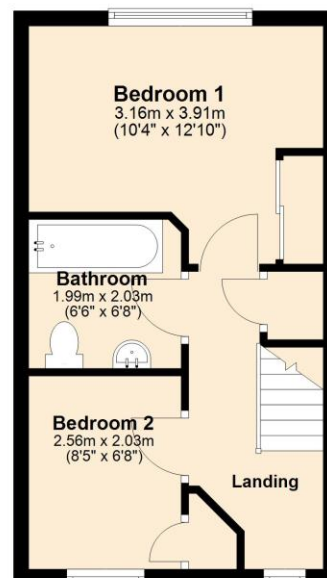
Ground Floor

Approx. 38.1 sq. metres (410.6 sq. feet)

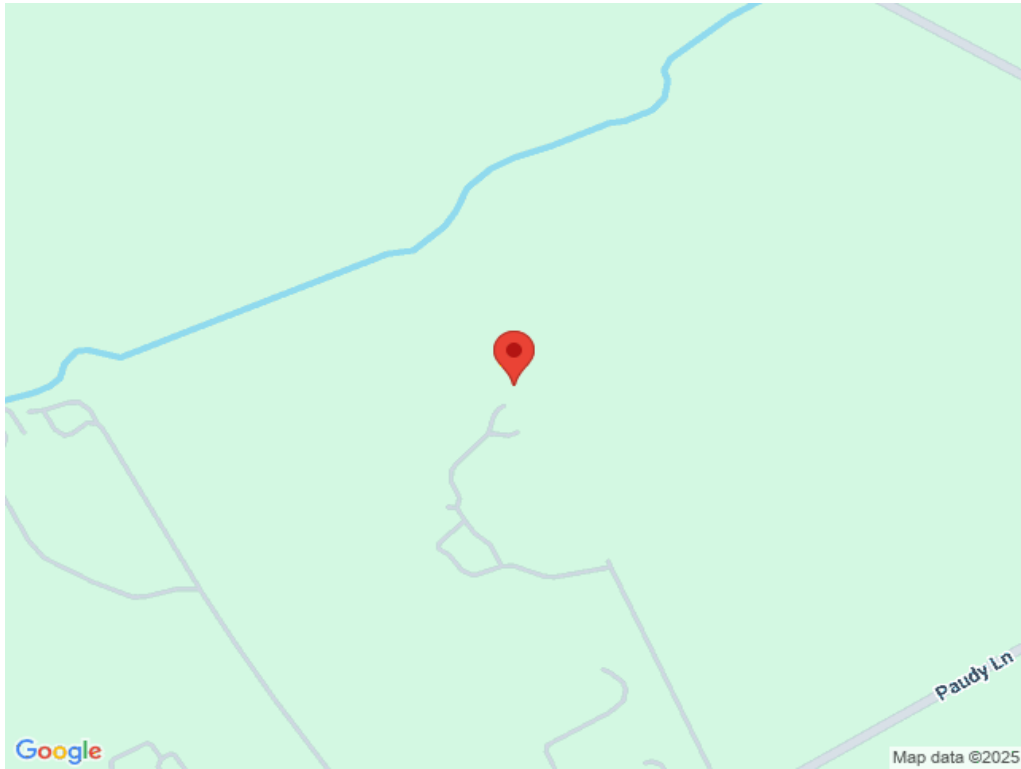


First Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



Total area: approx. 66.3 sq. metres (713.9 sq. feet)



Newton Fallowell Loughborough

01509 611119
loughborough@newtonfallowell.co.uk