



## Moor Lane, Loughborough

£160,000 Freehold

This larger-than-average two-bedroom mid-terrace home on Moor Lane has been meticulously renovated by the current owners, and is bound to sell quickly! View today to avoid missing out!

Are you looking for a home with more? More space? More modern fittings? Well Moor is more! This larger-than-average two-bedroom mid-terrace home on Moor Lane has been renovated by the current owners, ensuring that it remains bang up to date, whilst retaining all the charm that made it so desirable when it was first built.

The property welcomes you into an initial entrance hall, running parallel to the charming lounge; light-filled thanks to the large double-glazed window. Further within the home lies the spacious dining room, which benefits from access to the roomy under-stairs cupboard, and opens up into the galley-style kitchen. The kitchen has been newly re-fitted, with excellent cabinetry, an integrated oven, induction hob and glass extractor hood. The ground floor shower room is sited at the very rear of property, which presents a handy alternative to the full upper-floor bathroom.

The upper floor of the home centres around a large landing, spacious enough to accommodate an additional flight of stairs should the loft be converted in future. This landing offers access to both of the two double bedrooms, as well as the family bathroom. The bathroom consists of a sink, bath with shower over, and W.C., all of which are newly fitted.

Externally, the property is served by a rear yard, and fronts directly onto the street.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



#### **Hallway**

#### **Living Room**

11' 11" x 10' 0" (3.62m x 3.04m)

#### **Dining Room**

13' 0" x 10' 0" (3.95m x 3.04m)

#### **Kitchen**

12' 6" x 6' 11" (3.82m x 2.12m)

#### **Shower Room**

8' 11" x 5' 1" (2.71m x 1.56m)

#### **Landing**

#### **Bedroom One**

11' 10" x 14' 8" (3.60m x 4.46m)

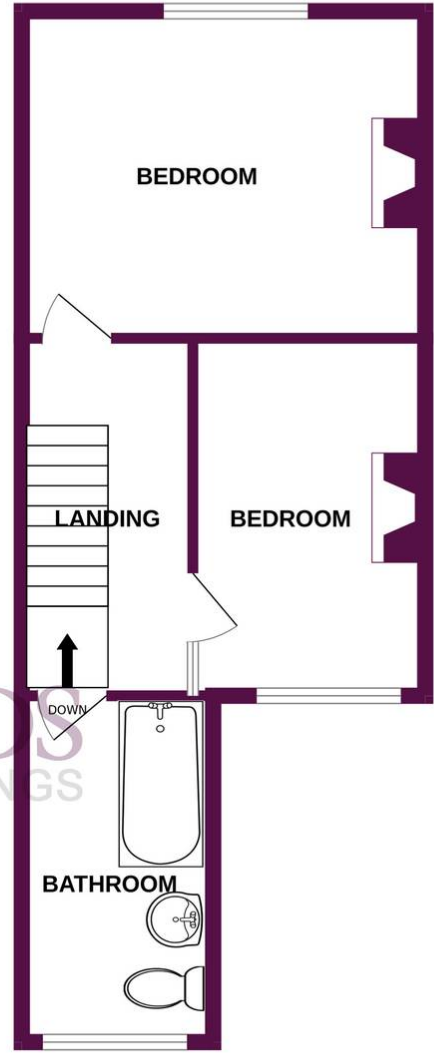
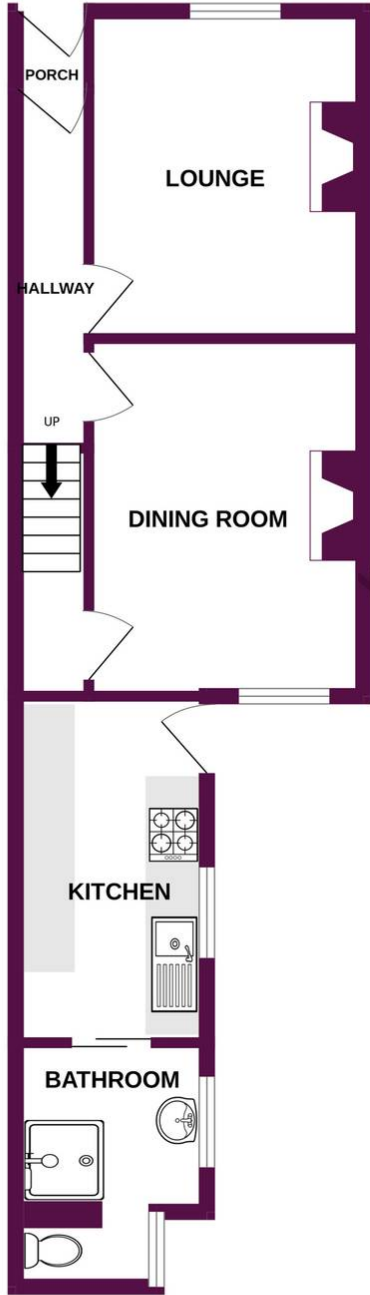
#### **Bedroom Two**

12' 10" x 8' 6" (3.92m x 2.58m)

#### **Bathroom**

12' 6" x 6' 11" (3.82m x 2.11m)





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