



## 5 Middle Avenue, Loughborough

£240,000 Freehold

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Internally, the property benefits from an entrance hallway, which provides access to the generous ground floor accommodation. Beginning with the large open-plan living and dining room, this well-proportioned space benefits from a bay window to the front and a handy conservatory, ensuring the room benefits from sunlight all day long.

The home's kitchen is well designed, featuring timeless wooden cabinetry as well as providing space for a freestanding gas oven, washing machine and dishwasher.

Upstairs, the property is home to three bedrooms, the master and second of which are almost equal in size, with the second benefitting from spacious built-in wardrobes. The upper floor also benefits from a very well-equipped bathroom, complete with bathtub and shower above.

Externally, the property is served by an excellent multi-car driveway to the front, as well as a large garden to the rear with generous patio area. The property is completed by the superb lean-to outbuilding, providing ten square meters of additional space - suitable for use as a workshop, gym or dry storage.

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

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 licence 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: E





#### **Hallway**

15' 1" x 5' 11" (4.59m x 1.81m)

#### **Living and Dining Room**

23' 10" x 11' 0" (7.26m x 3.35m)

#### **Kitchen**

16' 6" x 7' 3" (5.03m x 2.21m)

#### **Conservatory**

12' 2" x 7' 11" (3.71m x 2.42m)

#### **Landing**

#### **Bedroom One**

13' 5" x 10' 11" (4.10m x 3.32m)

#### **Bedroom Two**

11' 6" x 10' 11" (3.50m x 3.32m)

#### **Bedroom Three**

8' 0" x 6' 0" (2.45m x 1.82m)

#### **Bathroom**

5' 5" x 6' 11" (1.66m x 2.10m)

#### **W.C.**

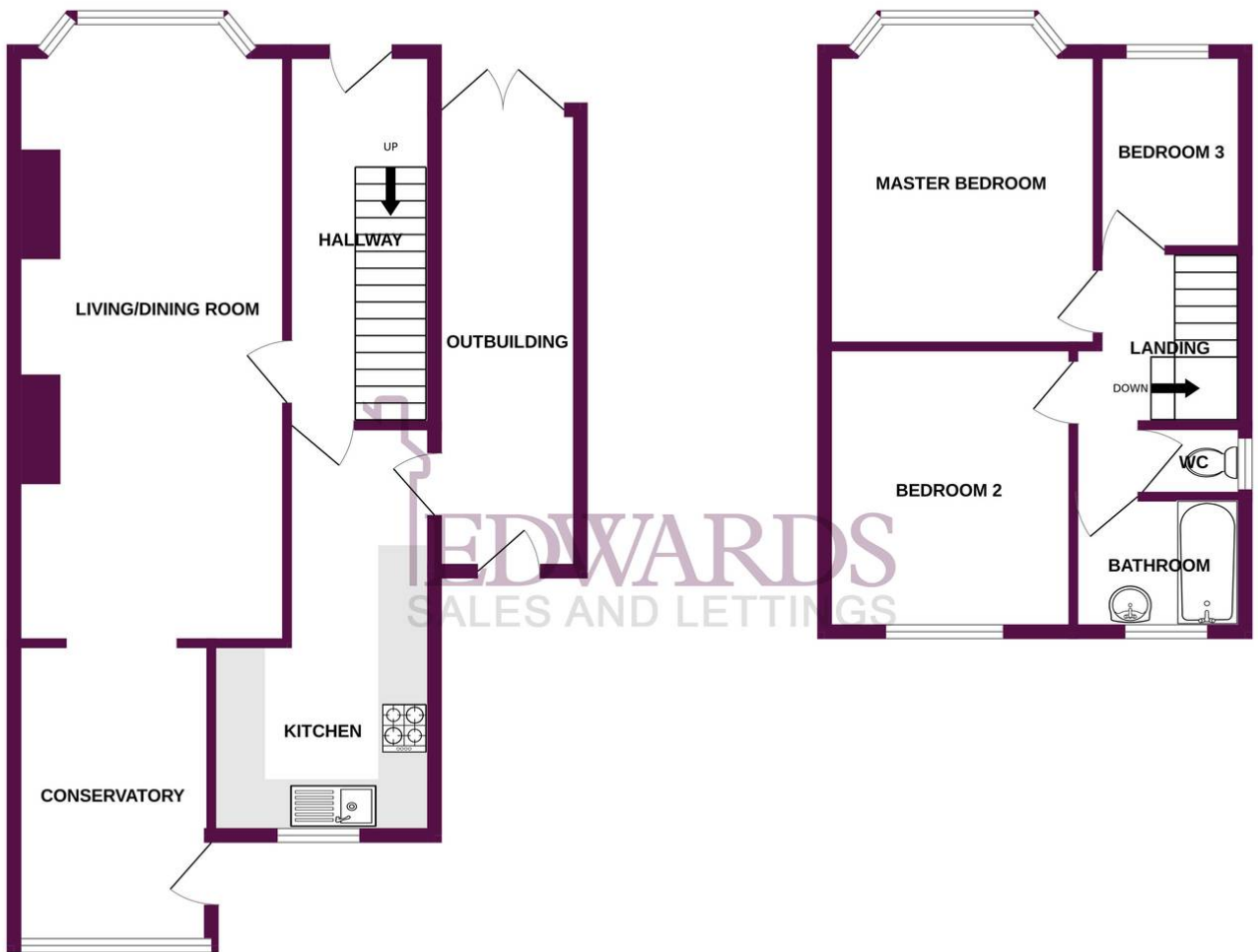
3' 1" x 4' 2" (0.94m x 1.26m)

#### **Timber Outbuilding**

18' 7" x 5' 10" (5.67m x 1.79m)

GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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