

18 Middle Avenue, Loughborough, LE11 5HZ

£210,000

01509 600610 sinclairestateagents.co.uk

# Property at a glance

- · Three Bedrooms
- Gas Central Heating
- Conservatory
- · Council Tax Band\*: B

- · Traditional Semi-Detached
- Private Rear Garden
- · Kitchen/Dining Room
- Price: £210.000

# Overview

This TRADITIONAL THREE BEDROOM SEMI-DETACHED HOME comes to the market situated in the popular town of Loughborough. Internally the accommodation comprises; porch, entrance hall, living room, kitchen/dining room, pantry and conservatory to the ground floor, whilst stairs rising to the first floor give way to three bedrooms and family bathroom. Outside there is a lawned garden to rear and a walled garden to front. The property also benefits from a modern Worcester combination boiler. EPC Rating D.

# Location\*\*

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest. The town's residents enjoy a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. There are a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The transport network make it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras.Nearest Airport: East Midlands(9.3 miles).Nearest City: Leicester(11.3 miles)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

#### **Ground Floor**









# **Detailed Accommodation**

# **GROUND FLOOR**

# Porch

The property is entered via a timber front door into the entrance porch.

# **Entrance Hall**

Entered via a uPVC double glazed panelled front door, radiator with stairs rising to the first floor and a door to the living room.

# Living Room

13'6 x 13'2 (4.11m x 4.01m)

Comprising uPVC double glazed bay window to the front, a feature chimney with exposed brickwork and tiled hearth, picture rail and access to the kitchen

# Kitchen/Dining Room

16'11 x 9'9 (5.16m x 2.97m)

Enjoying a range of base and wall units with rolled edged work surfaces, one and a half sink with drainer, space for a free standing oven, plumbing for a washing machine, understairs pantry/store, space for a dining table and chairs, tiled effect vinyl flooring, uPVC double glazed windows into the conservatory as well as uPVC double glazed French doors.

# Conservatory

12'11 x 8'6 (3.94m x 2.59m)

The conservatory has a brick base with uPVC double glazing to side and rear with French doors to rear.

# FIRST FLOOR LANDING

Stairs rising to the first floor landing give way to three bedrooms, bathroom, access to loft and, a uPVC double glazed window to the side.

# Bedroom One

10'8 x 15 (in to bay window) (3.25m x 4.57m (in to bay window))

Having a bay window to the front, picture rail, a range of built in wardrobe storage with hanging rails and shelving, radiator.

# **Bedroom Two**

8'10 x 9'9 (2.69m x 2.97m)

Having a uPVC double glazed window to the rear, radiator and a range of fitted cupboards.

# **Bedroom Three**

6'5 x 9 (1.96m x 2.74m)

Having a uPVC double glazed window to the rear.

#### Bathroom

6 x 5'5 (1.83m x 1.65m)

This three piece suite comprising P-shaped bath with shower over, low level wc and wash hand basin set into a vanity unit with storage beneath, partially tiled walls, tiled effect vinyl flooring, chrome heated towel rail and uPVC double glazed opaque window to rear.

# **OUTSIDE**

Outside to the front there is a walled front garden with gravelled borders. The rear garden has a patio seating area, is mainly laid to lawn with raised vegetable beds, timber shed, greenhouse, fencing to boundaries and side gated access.

























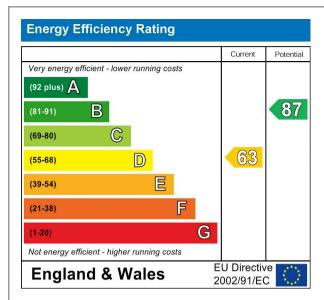












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Sinclair

9 Bullring, Shepshed, Leicestershire, LE12 9PZ Tel: 01509 600610

Email: shepshed@sinclairestateagents.co.uk