



13 Middle Avenue

, Loughborough, LE11 5HZ

Offers In The Region Of £215,000



A traditional well appointed three bedroomed semi detached house, PVCu double glazed, gas central heating, bathroom with shower, driveway, secure parking and gardens front and rear..

The property is accessible for commuting to all major road links such as the M1, M6, M69 . All local amenities are available within reasonable distance.

MUST BE VIEWED.



Ground Floor

Fully Enclosed Porch 7'10" x 1'3" (2.40 x 0.40)

Reception Hall 4'4" x 3'5" (1.33 x 1.06)

Having staircase to first floor, radiator.

Attractive Lounge (front) 14'7" (into bay) x 14'0" max (4.45 (into bay) x 4.27 max)

Having walk in PVCu double glazed bay window, feature open hearth fire, radiators.

Spacious Breakfast Kitchen/Dining Room (rear) 18'1" x 9'10" (5.52 x 3.02)

Having stainless steel sink unit, range of base and wall units (six base and six wall) finished in matt cream, contrasting work surfaces, ceramic tiled floor, ceramic wall tiling, split level gas hob, electric double fan assisted oven, extractor hood, obscure UPVC double glazed side and rear windows, twin UPVC double glazed french doors, plumbing for washing machine, wall mounted fan assisted gas fired condensing combination boiler (Remeha Avanta plus), understairs cupboard.

First Floor

Landing 8'3" x 5'11" (2.54 x 1.81)

Having obscure UPVC double glazed wndow, roof void access, smoke alarm.

Bedroom 1 (front) 14'7" (into bay) x 10'11" max (4.45 (into bay) x 3.34 max)

Having walk in UPVC double glazed bay window, radiator.

Bedroom 2 (rear) 10'11" x 10'0" (3.35 x 3.05)

Having fitted cupboard, radiator, PVCu double glazed window.

Bedroom 3 (front) 8'10" x 5'11" (2.7 x 1.81)

Having UPVC double glazed window, radiator.

Modern Bathroom (rear) 6'0" x 5'9" (1.84 x 1.77)

Having panelled bath with chrome mixer shower, wash hand basin, low level flush wc, radiator.

Outside

Enclosed Rear Garden

Having gated side access, paved patio, established lawn, water tap, rear patio area.

Front Garden

Having driveway, twin gates leading to secure parking. Maximum driveway width 2.21 m

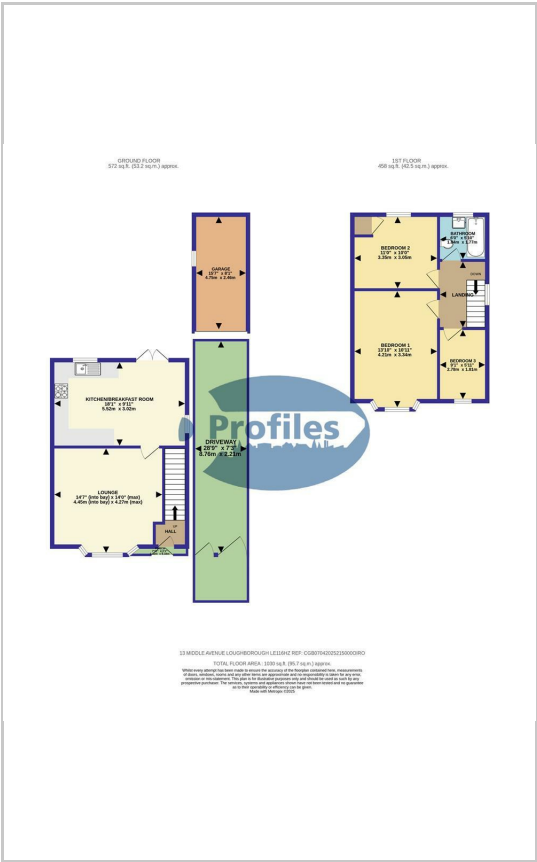
Detached Garage 15'7" x 8'0" (4.75 x 2.46)

Having up and over door.

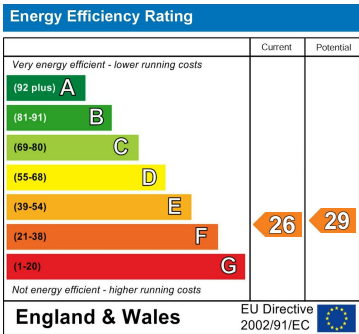
Area Map



Floor Plans



Energy Efficiency Graph



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