



Stirling Avenue,  
Loughborough



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**£210,000**

- MID TOWN HOUSE
- THREE BEDROOMS
- FULL WIDTH DINING KITCHEN
- MODERN INTERIOR
- FULLY TILED SHOWER ROOM
- UPVC DOUBLE GLAZING
- FREEHOLD
- EPC rating C



This good-sized three-bedroom mid-row property offers a bright and airy interior along with a modern feel which makes this home perfectly suited to families, first-time buyers or anyone looking for a comfortable place close to everyday amenities.

Inside, the house benefits from bright and airy living spaces, creating a light and welcoming atmosphere throughout. The modern kitchen has integrated appliances including fridge, freezer, dishwasher, washing machine, electric oven, four ring gas hob and extractor. The kitchen space also offers flexibility for dining, having both space for a table as well as a fitted dining bar to seat 4 to 5 people. Rear patio doors lead out of the kitchen into the garden which also makes it great for summertime entertaining. Upstairs, you'll find three bedrooms (two double) offering flexible space for family life, home working or guests. The fully tiled shower room features an oversized shower enclosure with mixer shower having a rain style showerhead attachment.

The location is a real highlight, situated in a highly convenient area within easy reach of Delisle and Charnwood College schools, Morrisons/Coop supermarkets, a post office, doctors' surgery and other local amenities close by.

To the outside there are lawn gardens to the front and rear, a recently laid Indian sandstone patio and we've been informed by the present vendors that parking is never an issue outside on the road at the front. There is convenient rear access via the footpath to the right of the property which provides sole access to the property.

Good to know; the property has UPVC double glazing throughout. Gas central heating powered by an ideal combination boiler located in the landing airing cupboard.

To find the property: satnav postcode LE11 4LJ - What 3 Words: ///flags.cakes.heads





HALLWAY 1.91m x 1.48m (6'4" x 4'11")

ENTRANCEWAY 2.99m x 1.02m (9'10" x 3'4")

LOUNGE 4.41m x 4.02m (14'6" x 13'2")

DINING KITCHEN 5.53m x 3.4m (18'1" x 11'2")

BEDROOM ONE 4.04m x 3.22m (13'4" x 10'7")

BEDROOM TWO 4.59m x 3.22m (15'1" x 10'7")

BEDROOM THREE 2.98m x 2.36m (9'10" x 7'8")

SHOWER ROOM 2.21m x 1.59m (7'4" x 5'2")

## 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

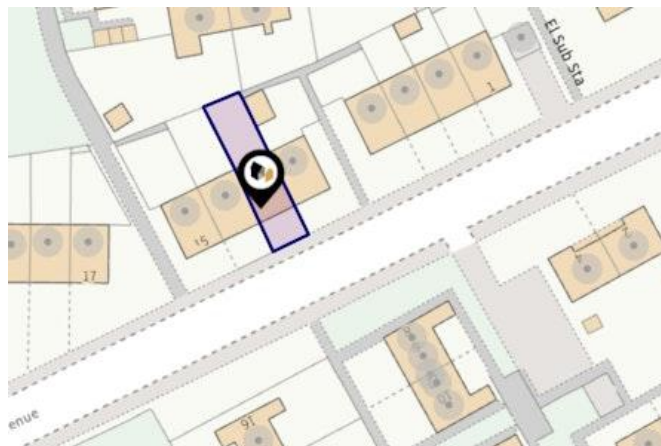
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

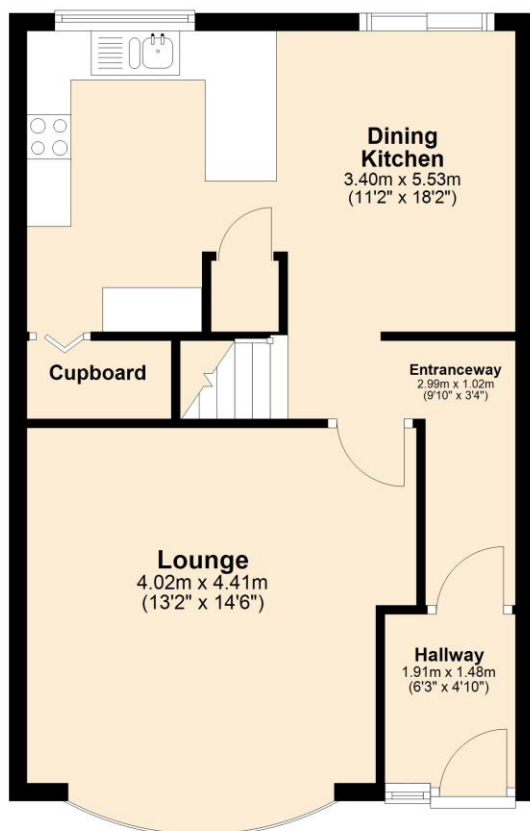






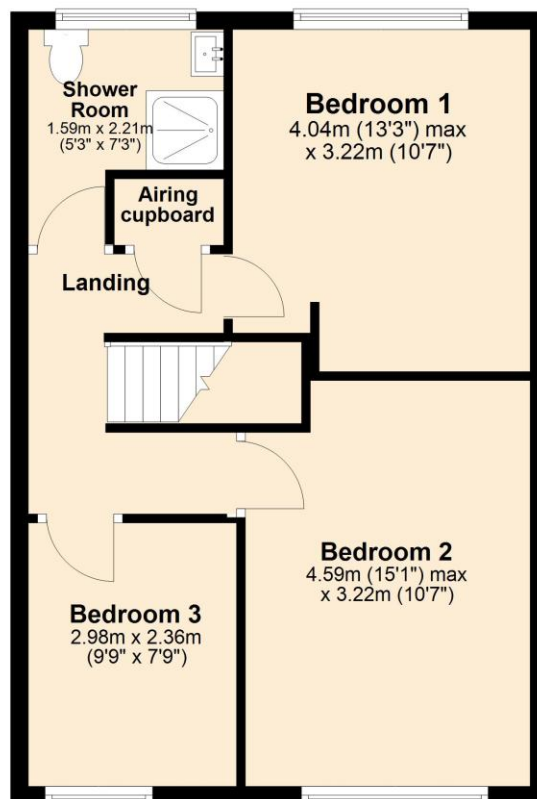
## Ground Floor

Approx. 44.4 sq. metres (478.3 sq. feet)

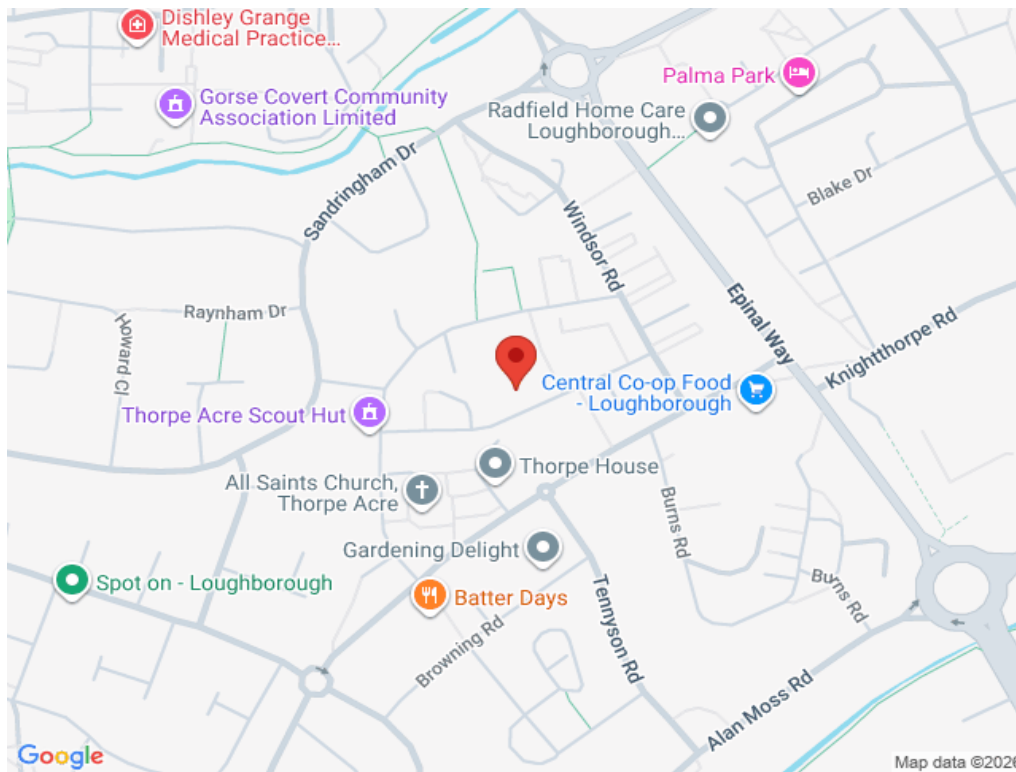


## First Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



Total area: approx. 92.8 sq. metres (999.3 sq. feet)



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