



Empress Road, Loughborough

welcome to

Empress Road, Loughborough

A well maintained three-bedroom home with modern upgrades and spacious living throughout! This home has been fitted with a new boiler in 2022 and remains under a 10-year warranty! This property has only ever had two previous owners, adding to its appeal and history of careful upkeep.

Porch

Enclosed entrance porch leading into the hallway.

Entrance Hallway

Provides access to the living room, kitchen, stairs rising to first floor and under-stairs space.

Living Room

11' 1" x 14' 6" (3.38m x 4.42m)

The living room offers double glazing to the front, coving to the ceiling, fitted carpet, a radiator and double doors open through to the dining room.

Dining Room

10' x 18' 1" (3.05m x 5.51m)

Offering double glazed windows to the rear and direct access to the car port, carpet, radiator, double doors connecting to the living room which has been replaced with Perspex for added durability.

Kitchen

11' 1" x 11' 1" (3.38m x 3.38m)

Fitted with tiled flooring, tiled splashbacks, stainless-steel sink-and-a-half with drainer, gas hob, and two integrated ovens, space for dishwasher and fridge-freezer.

First Floor Landing

Features a newly fitted double-glazed window (FENSA), marble sill, carpet, and built-in storage cupboard.

Bedroom One

11' 1" x 12' (3.38m x 3.66m)

Double glazed to the front with coving, carpet, radiator, marble windowsill, and access to the boarded and insulated loft.

Bedroom Two

10' x 12' 7" (3.05m x 3.84m)

Double glazed to the rear with carpet, coving, radiator, and marble windowsill.

Bedroom Three

7' 7" x 9' (2.31m x 2.74m)

Double glazed to the front with new carpet, radiator, and marble windowsill.

Bathroom

Modern refitted bathroom with panel bath, rainfall shower over, tiled walls and flooring, heated towel rail, vanity hand basin, coving, and double-glazed window.

Carport

17' 5" x 26' 1" (5.31m x 7.95m)

A highly versatile area with tiled flooring, plumbing for washing machine, UPVC door to the front, door to rear, garden and a corrugated roof, great for storage or workshop use!

Garage

16' 1" x 6' 11" (4.90m x 2.11m)

Garage can be accessed via the car port or via a separate personal door accessed from the garden.





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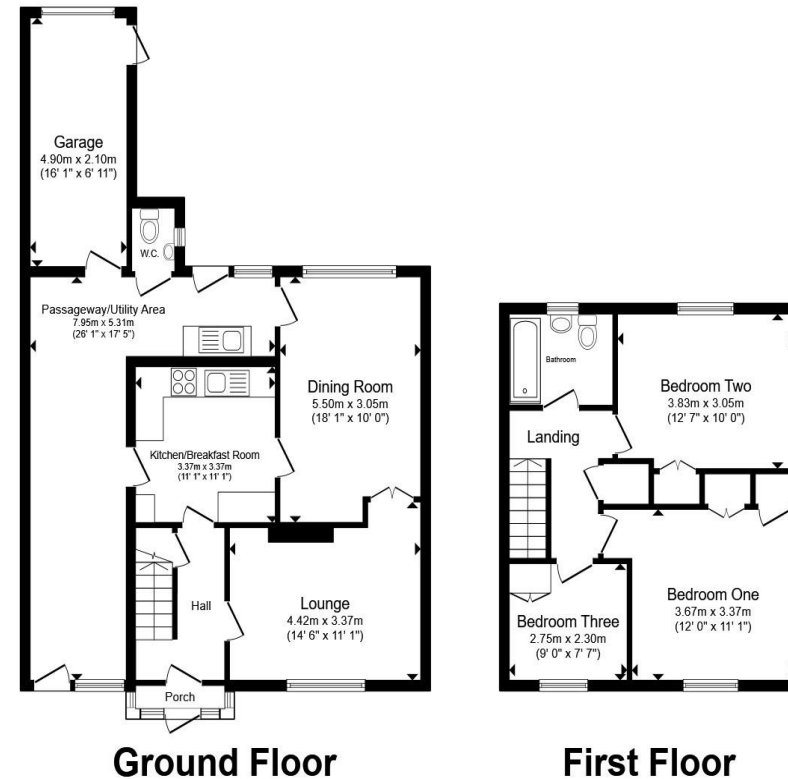
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Empress Road, Loughborough

- 3-Year-Old Boiler
- Refitted Bathroom
- Double Glazing Throughout
- Marble Windowsills To Several Rooms
- Spacious L Shaped CarPort

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£220,000



Total floor area 125.0 m² (1,346 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
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