



Barrett Drive, Loughborough



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**£200,000**

- THREE BEDROOM SEMI
- ORIGINALLY TWO BEDROOMS
- VERSATILE LAYOUT
- REPLACEMENT DOUBLE GLAZING
- COMBINATION BOILER
- GOOD SIZED GARDEN
- FREEHOLD
- EPC rating C



Originally two double bedrooms, this adapted three bedroom semi detached house occupies a popular cul-de-sac location which has proximity to sub-centre amenities and equipped with both gas central heating and double glazing.

Initially on entry, the hall has been redecorated and has brushed metal light switch and single electrical socket. The lounge has accent wallpaper either side of the chimney breast and broadband connection.

The dining room has matching wall decor to the lounge and a dimmer light switch. The kitchen has a built in four ring gas hob with electric oven beneath and stainless steel extractor hood above. A range of storage cupboard units at base and eye level, plumbing for washing machine, space for a fridge and freezer. Understairs cupboard has matching tiled floor to that of the kitchen and provides excellent additional storage.

At first floor, the Ideal combination boiler is situated in a cupboard on the landing. The main bedroom is to the rear and has been redecorated, bedroom two has accent wallpaper and front elevation window and radiator which are shared with bedroom three which usefully has a cupboard over the stairs.



The bathroom is yet another feature of the property with a modern three piece suite, fully tiled walls with decorative border tile, low level WC with dual flush and electric Triton shower over the bath, ladder design centrally heated towel rail.

Outside to the front, a block paved garden provides off road car parking whilst to the left hand elevation a paved and pebbled area. At the rear, a full width paved patio with central path bisecting two areas of lawn and the rear section has coloured stone. The majority of the fencing is concrete base and post.

Good to know: Upgraded electric consumer unit (metal casing). The property is ideal for the family, first time buyer, professional or perhaps indeed investor and is sold with no upward chain.

To find the property, from Loughborough town centre head north along the A6 to the Bishop Meadow roundabout, turn left on to Warwick Way, second right on to Braddon Road, follow the road round taking a left turning in to Barret Drive where the property is situated on the right hand side.

## HALL

LOUNGE 3.84m x 3.69m (12'7" x 12'1")

DINING ROOM 3.05m x 2.52m (10'0" x 8'4")

KITCHEN 3.05m x 2.18m (10'0" x 7'2")

BEDROOM ONE 3.16m x 2m (10'5" x 6'7")

BEDROOM TWO 3.68m x 1.83m (12'1" x 6'0")

BEDROOM THREE 2.77m x 1.9m (9'1" x 6'2")

BATHROOM 2.27m x 2.05m (7'5" x 6'8")





## 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

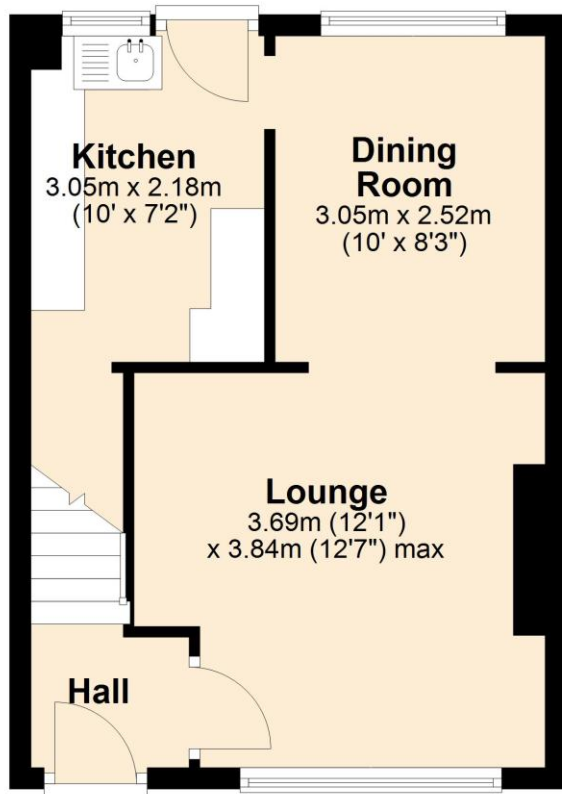
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## REFERRALS

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.

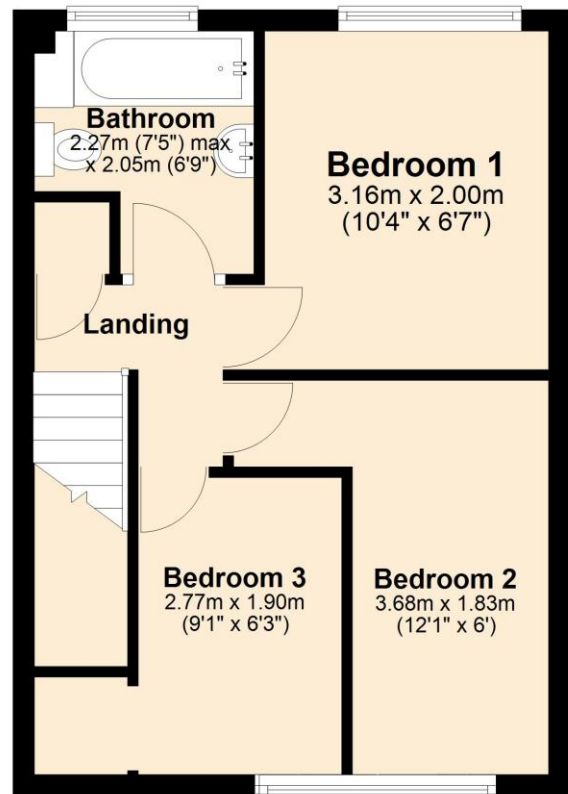
## Ground Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



## First Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



Total area: approx. 66.1 sq. metres (711.8 sq. feet)



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