



**Cabin Leas, Loughborough**

**welcome to**

## **Cabin Leas, Loughborough**

A great opportunity to acquire this two-bedroom terraced house close by to the town centre and train station. This property makes an ideal first time buy or investment purchase and must be viewed to be fully appreciated!

### **Entrance**

Entrance to the property is via a upvc double glazed front door.

### **Lounge**

14' 2" x 12' ( 4.32m x 3.66m )

The lounge has laminate flooring, gas fireplace, under stairs storage and stairs rising to the first floor, opening to the kitchen diner, a radiator and a upvc double glazed window to the front.

### **Kitchen Diner**

8' x 12' ( 2.44m x 3.66m )

The kitchen is fitted with a range of base and wall mounted units, electric cooker and hob, extractor fan, space and plumbing for a washing machine, space for a fridge freezer and a upvc double glazed window to the door and upvc door to the rear garden.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor and doors to all first-floor rooms.

### **Bedroom One**

8' x 12' ( 2.44m x 3.66m )

Bedroom one has laminate flooring, a radiator and a upvc double glazed window.

### **Bedroom Two**

12' 1" x 7' 1" ( 3.68m x 2.16m )

Bedroom two has laminate flooring, a radiator and a upvc double glazed window.

### **Outside**

To the front of the property there is a driveway offering off road parking. To the rear of the property there is a decking area with canopy over and a patio seating area, all fenced in to boundaries.





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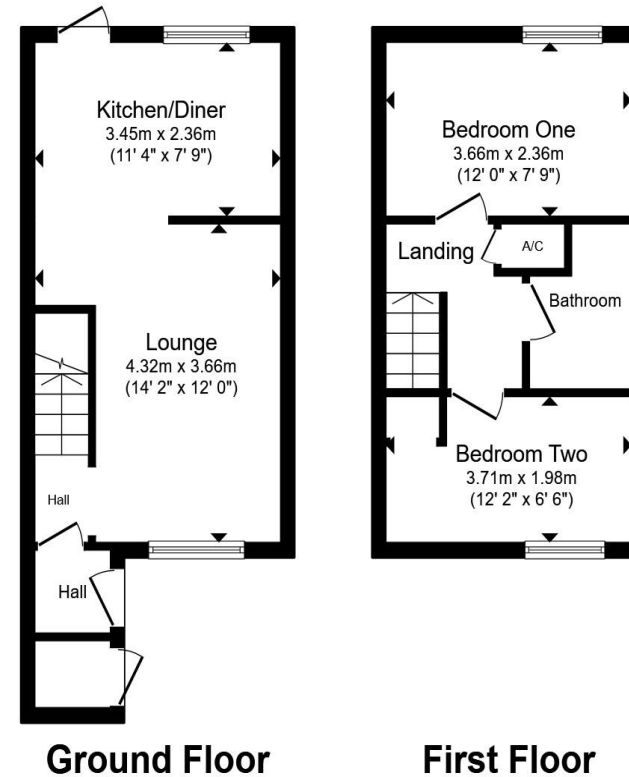
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## Cabin Leas, Loughborough

- CHAIN FREE
- Renovated Throughout
- Gas Central Heating and UPVC Double Glazing
- Off Street Parking
- Close To The Grand Union Canal

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

**£198,000**



Total floor area 52.2 m<sup>2</sup> (561 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](http://www.propertybox.io)



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Property Ref:  
LBH115548 - 0007

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