



Bainbridge Road,
Loughborough



£208,000

- TWO BEDROOM SEMI
- EXTENDED ACCOMMODATION
- SUBSTANTIAL CONSERVATORY
- USEFUL SIDE STORE
- COMBINATION BOILER
- RE-FITTED BATHROOM
- FREEHOLD
- EPC rating COMING SOON



This attractive extended two bedroom semi detached house occupies a corner plot at the end of a private road spur with parking and turning circle. The property benefits from a useful side store and substantial conservatory and private garden which is not overlooked from beyond.

initially on entry via the double glazed composite door, the hallway has timber patterned bevelled edge laminate flooring with a glazed door through to the lounge which is neutrally presented and has contemporary polished metal light switches and a further glazed door through to the kitchen.

The kitchen spans the full width of the property and has an integrated four ring gas hob with extractor hood above and Bosch electric oven. Plumbing for washing machine and for a dishwasher. The kitchen flooring matches that of the hall and there's a useful under stairs cupboard which is provided with light.

The conservatory is a particular feature of the property with large polished ceramic floor tiles, ceiling light fan with a polycarbonate roof, double glazed doors out to the garden. brushed metal light switches and electrical sockets, TV aerial connection.

At first floor the landing has a side election double glazed window. The main bedroom spans the full width of the property and has a built in double and single wardrobe with separate cupboard adjacent which discreetly houses the combination boiler. Bedroom two is nicely proportioned and is to the rear of the property and once again is neutrally presented.



The bathroom has been refitted with a 'P' shaped bath which has an electric Triton shower over, low level WC and wash hand basin, all with tiled splash backs with decorative border tile, polished metal dual voltage electric shaver point and ladder design centrally heated towel rail.

Outside at the front, the driveway provides parking for two cars, side store, power and light. The rear garden is mainly laid to lawn fully enclosed by timber fencing and not overlooked from beyond. The property is situated at the very end of Bainbridge Road which has good communication links via the A6 and close to sub-centre amenities.

To find the property, from Loughborough town centre proceed along Park Road, at the roundabout turn left on to Epinal Way, at the roundabout continue past McDonalds and left into Bainbridge Road, follow the road to its full extent bearing right, the property is situated on the left hand side identified by the agent's 'For Sale' board.

HALL

LOUNGE 4.25m x 3.5m (13'11" x 11'6")

KITCHEN 4.24m x 2.01m (13'11" x 6'7")

CONSERVATORY 3.95m x 3.93m (13'0" x 12'11")

BEDROOM ONE 3.45m x 3.3m (11'4" x 10'10")

BEDROOM TWO 3.03m x 2.17m (9'11" x 7'1")

BATHROOM 2.16m x 1.9m (7'1" x 6'2")

SERVICES & TENURE

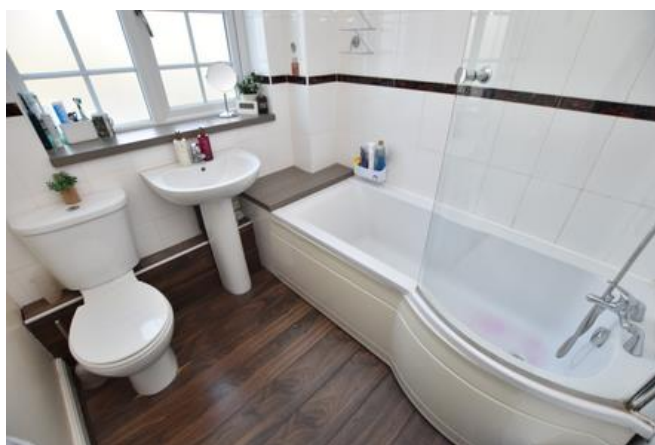
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.

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

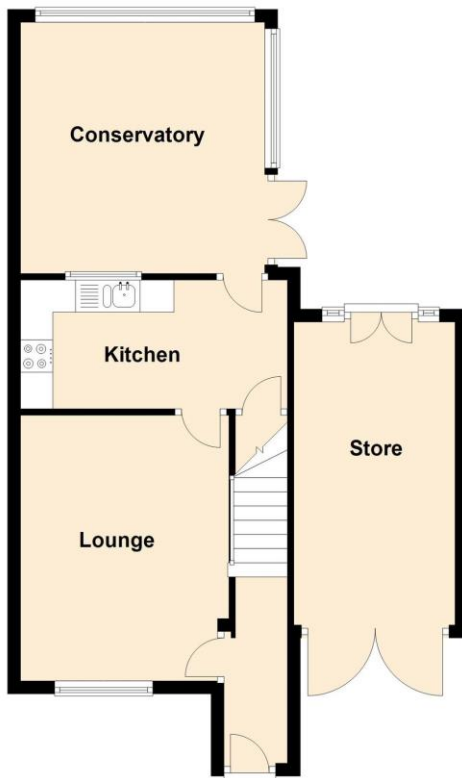
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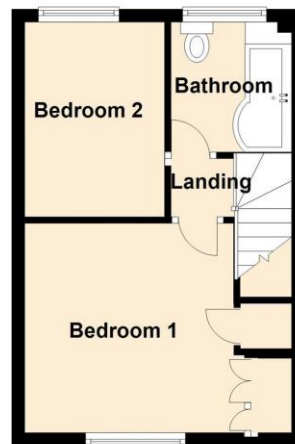
Ground Floor

Approx. 54.3 sq. metres (584.9 sq. feet)

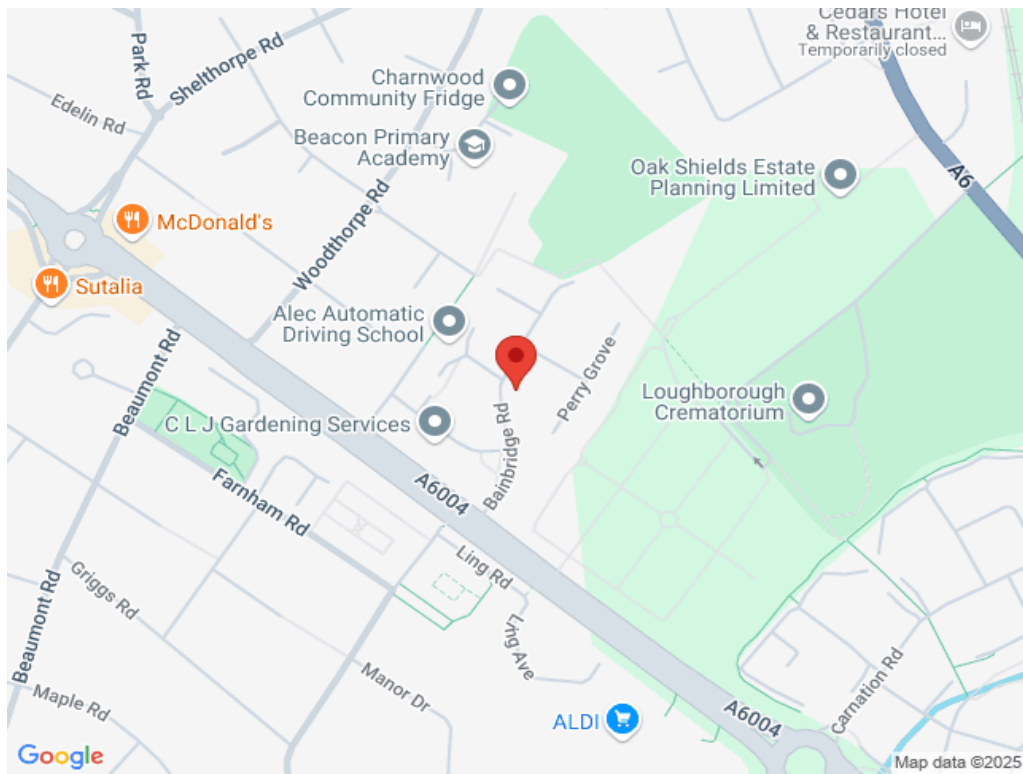


First Floor

Approx. 26.6 sq. metres (286.9 sq. feet)



Total area: approx. 81.0 sq. metres (871.8 sq. feet)



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