



Albany Street, Loughborough



£242,000

- SEMI DETACHED BUNGALOW
- EXTENDED ACCOMMODATION
- TWO DOUBLE BEDROOMS
- REAR CONSERVATORY
- DETACHED GARAGE
- SOLAR PANELS
- FREEHOLD
- EPC rating C



 **Newton Fallowell**



 **Newton Fallowell**



 **Newton Fallowell**

This deceptive extended two double bedroom semi detached bungalow is set within a particularly established location and offers versatile smart single storey accommodation ideal for those perhaps wanting to downsize.

A front extension benefits the main bedroom, there's a detached brick garage with pitched roof and the property is fully double glazed and gas centrally heated.

Initially on entry via the replacement composite door, the hall is 'L' shaped with modern radiator and a cupboard discreetly houses the combination gas central heating boiler. Loft hatch with drop down ladder and partly boarded allowing storage space.

The lounge is to the rear of the property, neutrally presented with a focal point of a real flame effect gas fire. Double glazed double doors lead to the conservatory which has a pitched poly carbonate roof, tiled floor and double doors out to the patio.

The kitchen is well equipped with a range of base and eye level cupboards providing comprehensive storage facility, a range cooker with stainless steel extractor hood above with matching splashback. The contemporary theme is continued with the electrical sockets which are in a polished metal finish, plumbing for a washing machine, integrated fridge and freezer either side of the cooker space. Recessed halogen lighting and natural lighting is provided by the rear elevation uPVC double glazed window and rear access door.



On the floorplans the main bedroom is so large we have split it in to two separate sections, to the bedroom area at the front is a double glazed window and modern radiator then the additional space is open to interpretation having wardrobe and shelving with sliding mirrored doors spanning the full width of the room. What was bedroom one is now bedroom two and is a clear double and has a double glazed bay window with radiator beneath, this too has built in bedroom furniture with two double wardrobes and a four drawer chest.

The shower room comprises of a three piece suite with a corner shower cubicle having mains shower within, half winged wash hand basin with a cupboard beneath and a low level WC with dual flush.

Outside at the front, the tarmac driveway allows off road car parking, the fore garden is low maintenance with coloured stone and mature shrub and a paved path on the left hand elevation leads to the side access door. A side access gate leads to the rear, a lawned garden and a patio area adjacent to the kitchen and conservatory with a path leading to the rear of the garage with access door and window, the garage is oversized with vehicular access via a wooden gate and has six solar panels.

The garden is fully enclosed by timber fencing and not overlooked from beyond.

To find the property, from Loughborough town centre head north along the A6 turning left at the traffic lights on to Alan Moss Road and third right in to Albany Street where the property is identified by the agent's 'For Sale' board.



HALL

LOUNGE 3.49m x 3.45m (11'5" x 11'4")

CONSERVATORY 3.1m x 2.68m (10'2" x 8'9")

KITCHEN 3.58m x 2.8m (11'9" x 9'2")

BEDROOM ONE 5.71m x 3.49m (MAX) (18'9" x 11'5")

BEDROOM TWO 3.56m x 2.8m (11'8" x 9'2")

SHOWER ROOM 2.01m x 1.69m (6'7" x 5'7")

GARAGE 6.7m x 3.6m (22'0" x 11'11")



SERVICES & TENURE

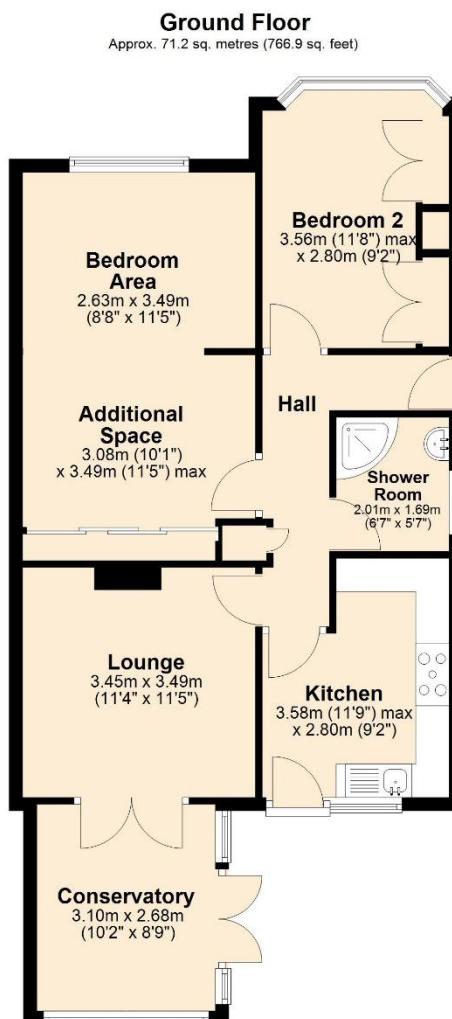
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.

DISCLAIMER

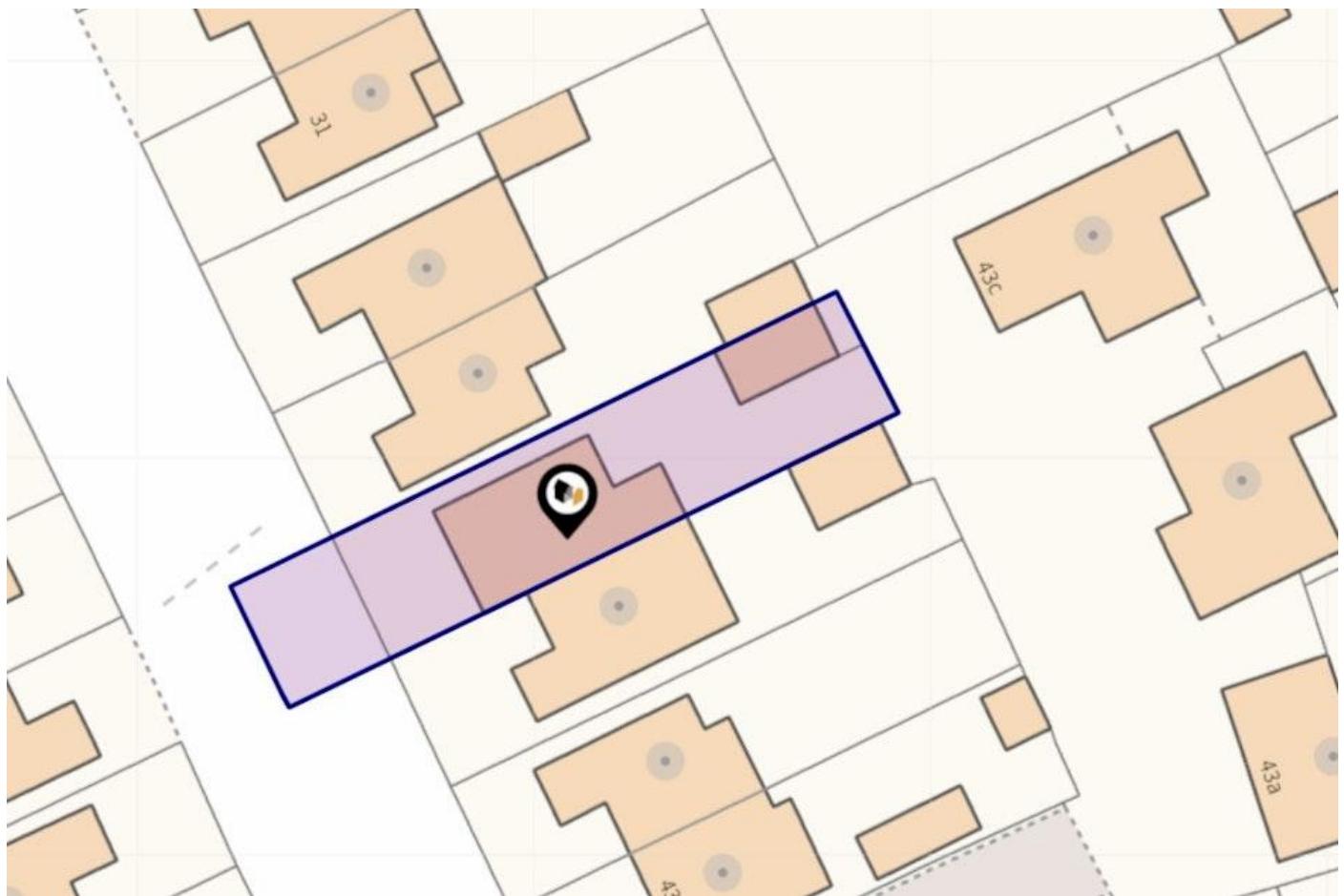
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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



Total area: approx. 71.2 sq. metres (766.9 sq. feet)





Newton Fallowell Loughborough
01509 611119 - loughborough@newtonfallowell.co.uk