



Petworth Drive, Loughborough



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£190,000

- TWO BEDROOM TOWNHOUSE
- RECENT CENTRAL HEATING
- DOUBLE GLAZED
- CUL-DE-SAC LOCATION
- REFITTED KITCHEN
- IDEAL FIRST PURCHASE
- FREEHOLD
- EPC rating C



This modern mid town house should prove popular for the first time buyer, professionals, those downsizing or investor, being both double glazed and gas centrally heated. The design incorporates a full width kitchen diner and full width main bedroom.

Initially on entry via the double glazed door is the porch with a cupboard discreetly housing the gas and electric meters, above this, the modern electric circuit breaker with metal casing and a reinforced glazed door leads through to the lounge.

The lounge has a feature decorative fireplace with reclaimed timber mantelpiece, stairs to the first floor with space beneath.

The kitchen diner is split in to two distinct sections, to the refitted kitchen, attractive ceramic sink unit with period style mixer tap over, base and eye level cupboards in attractive light coloured finish with timber handles. Built in four ring gas hob with electric oven beneath and extractor hood above and there is a rear access door and window to the garden. To the dining area a much broader window, modern radiator and the whole room has light coloured laminate flooring.



At first floor, the landing has a cupboard discreetly housing the Worcester combination central heating boiler. The main bedroom is to the front with broad window and two built in double wardrobes with cupboards above and separate cupboard adjacent providing storage over the stairs recess. The floorboards have been exposed and have been stained in a dark finish contrasting with the neutral decor. Bedroom two has the same floor, rear elevation window, two double built in wardrobes with cupboards.

The bathroom has a three piece suite having a mains shower over the bath, pedestal wash hand basin and low level WC all with tiled splashbacks and a modern polished metal ladder design centrally heated towel rail.

To the outside, the long fore garden has raised beds and low maintenance paving whilst at the rear there is a paved patio and lawn and raised beds. The garden is fully enclosed by timber fencing with trees screening providing privacy. There is a single garage in a nearby block (see title plan).

The central heating system. both boiler and radiators were installed towards the end of 2020.

To find the property, from Loughborough town centre proceed along the A6 Derby Road, at the Bishop Meadow roundabout turn left on to Warwick Way, at the next roundabout continue ahead on to Sandringham Drive which becomes Buckingham Drive. Follow the road along turning right into Petworth Drive, bear left at the head of the cul-de-sac where the property is identified by the agent's 'For Sale' board.

PORCH 1.43m x 0.95m (4'8" x 3'1")

LOUNGE 4.26m x 4.31m (14'0" x 14'1")

KITCHEN DINER 4.26m x 2.59m (14'0" x 8'6")

BEDROOM ONE 3.5m x 3.37m (11'6" x 11'1")

BEDROOM TWO 3.53m x 2.51m (11'7" x 8'2")

BATHROOM 2m x 1.79m (6'7" x 5'11")





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

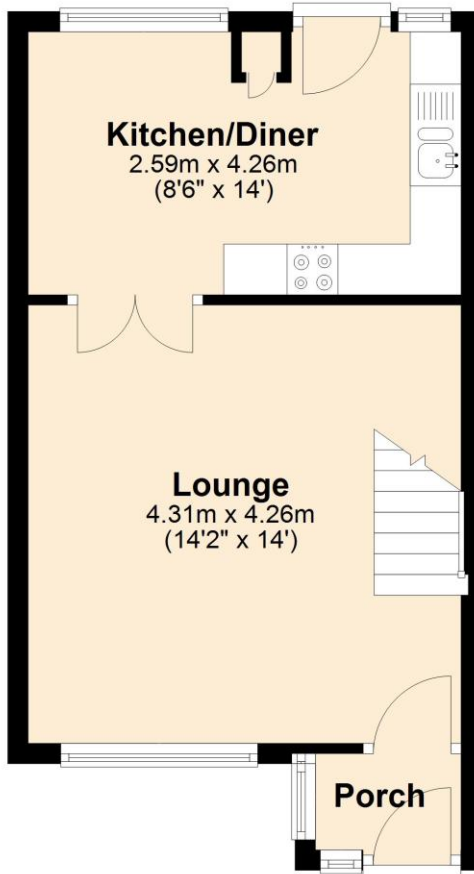
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

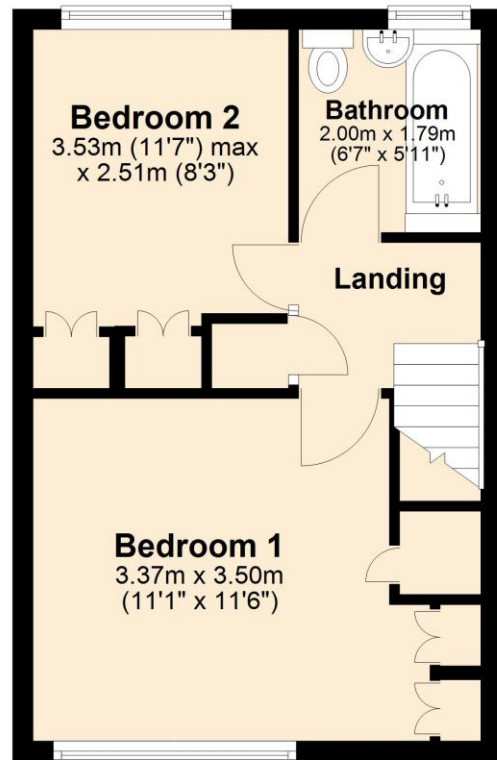
Ground Floor

Approx. 31.3 sq. metres (336.8 sq. feet)

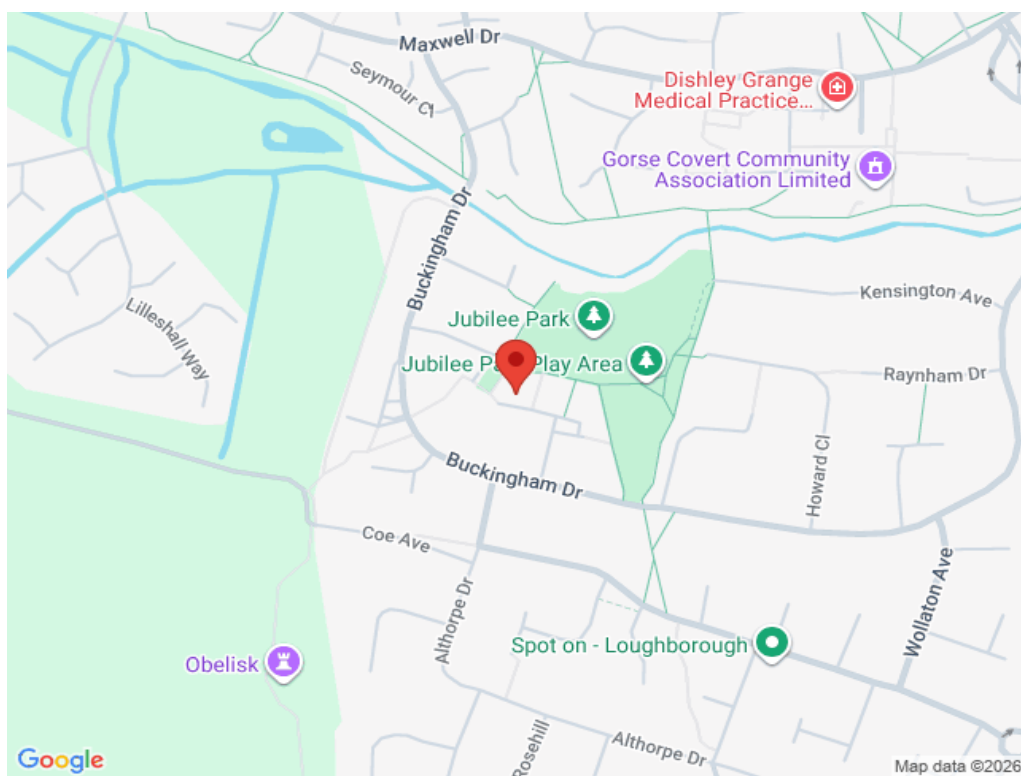


First Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Total area: approx. 62.1 sq. metres (668.5 sq. feet)



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