



Bottleacre Lane,
Loughborough



£249,000

- THREE BEDROOM SEMI
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- EXTENDED PROPERTY
- DECEPTIVE ACCOMMODATION
- GENEROUS PLOT
- FREEHOLD
- EPC rating D



Unrecognisable from its original starting point, this three double bedroom semi detached property has benefited from a two storey side addition along with a two storey rear addition wrapping round the existing property to create a deceptive spacious family accommodation over two floors.

With the extensions it means there's both a ground floor shower room and first floor bathroom and open plan lounge diner which is over five and a half metres in size. The property also occupies a generous plot with feature rear garden which is low maintenance and mainly paved with a decked area.

Initially on entry, the hallway has stairs to the first floor with storage beneath. The lounge has an attractive half bay and timber effect laminate flooring, a separate door back to the hallway and another door through to the kitchen.

The kitchen has a built in four ring gas hob, plumbing for washing machine and dishwasher, space for an American style fridge freezer, a range of storage cupboard units at both base and eye level with soft close drawer units. Double doors out to the decking and Ideal logic combination central heating boiler. Polished tiled splashbacks, neutral floor tiles.



The family room is open to interpretation with regards its use and is ideal for entertaining also having double doors out to the decking. The ground floor shower room has a quadrant shower cubicle with Mira electric shower within, WC with dual flush and a wash hand basin. Full tiling to the walls and centrally heated towel rail.

At first floor, the main bedroom is to the front and has the half bay window, the second double is to the rear and special reference should be made to the floorplans to fully appreciate the size of this second bedroom. The third double bedroom is adjacent and easily accommodates a double bed.

Finally, the modern bathroom has a tap mounted shower served by the combination boiler, pedestal wash hand basin and low level WC.

Outside, to the front, the garden is enclosed by brick walling with a block paved driveway in a herringbone pattern providing off road parking for upto four vehicles. At the rear is the aforementioned decked area, the garden is mainly paved and fully enclosed by timber fencing with trees screening at the rear.

This is an exceptional property on a street that is well known in an established location and within walking distance of the town centre along the canal path and a ten minute walk from the train station.

To find the property, from Loughborough town centre proceed along Nottingham Road, at the traffic lights turn left onto Belton Road, take the next turning on the right hand side in to Bottleacre Lane, follow virtually to its full extent where the property is situated on the left hand side identified by the agent's 'For Sale' board.



HALL 4.46m x 1.59m (14'7" x 5'2")

LOUNGE DINER 5.62m x 4.05m (18'5" x 13'4")

FAMILY ROOM 2.81m x 2.68m (9'2" x 8'10")

KITCHEN 3.54m x 2.7m (11'7" x 8'11")

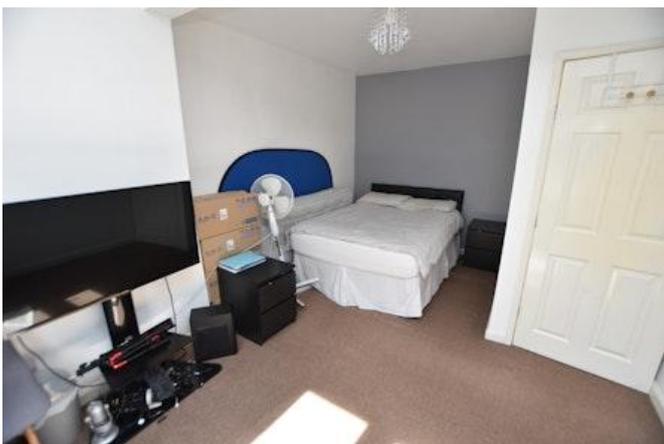
SHOWER ROOM 1058m x 1.55m (3471'1" x 5'1")

BEDROOM ONE 4.1m x 3.29m (MAX) (13'6" x 10'10")

BEDROOM TWO 4.97m x 2.79m (MAX) (16'4" x 9'2")

BEDROOM THREE 3.11m x 2.66m (10'2" x 8'8")

BATHROOM 2.54m x 1.57m (8'4" x 5'2")





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

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.

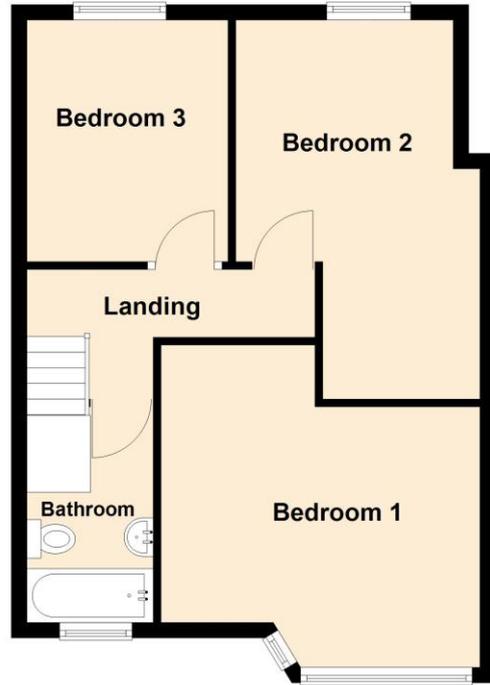
Ground Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



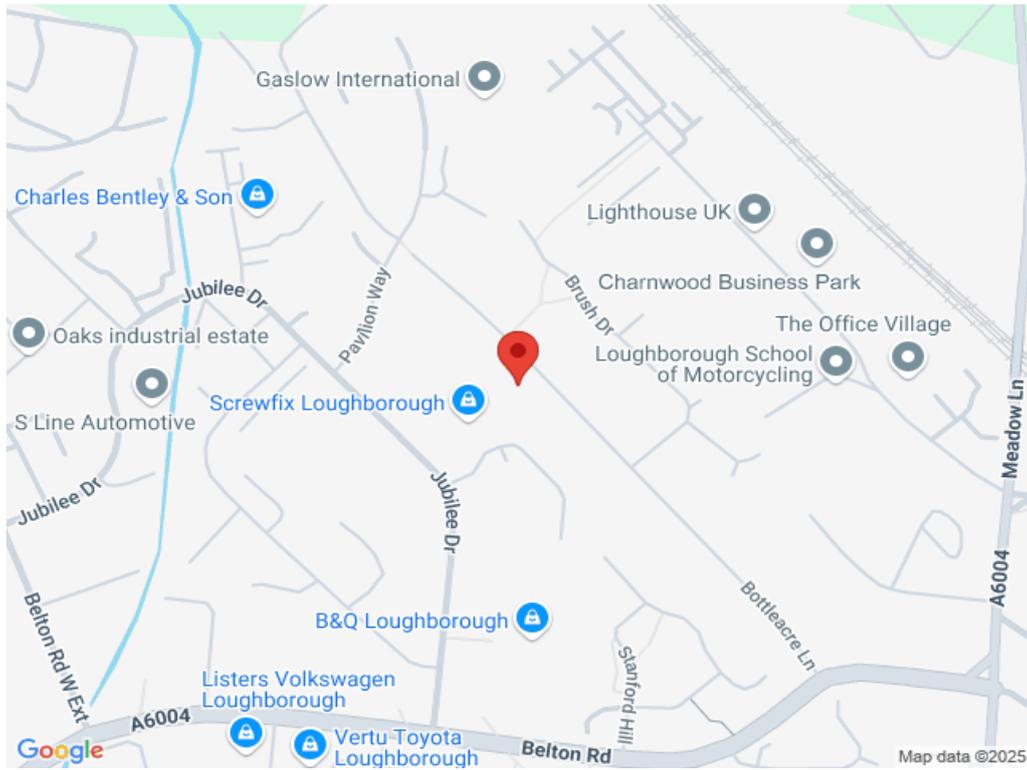
First Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



Total area: approx. 101.6 sq. metres (1093.9 sq. feet)





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