



# HOPKINS & DAINTY

ESTATE AGENTS



**Newlands Avenue, Loughborough, LE12 9DW**

**£260,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to be marketing this well presented semi detached home. Standing on a generous garden plot in a residential cul-de-sac off Leicester Road; convenient for the A512 and M1. The accommodation comprises: entrance porch, hallway, bay fronted lounge, stylish kitchen with an under stairs pantry, rear conservatory and a ground floor WC. On the first floor there are two large double bedrooms, a third smaller double bedroom; along with the well appointed bathroom with an over bath shower.

The property has gas central heating and double glazing, front driveway parking and a low maintenance rear garden with two useful storage sheds.

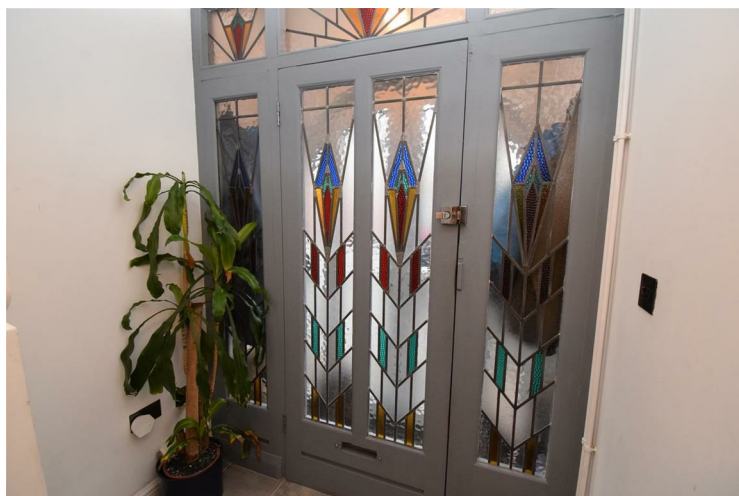
If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.



## Porch

Accessed via double glazed doors with side panels. Having coving to the ceiling and a feature leaded light and stained glass wooden door with matching side panels opening to:

## Hallway



Stairs rising to the first floor, tiled flooring, radiator and coving to the ceiling. Doors leading off.

## Lounge 12'10" x 11'9" +bay (3.92 x 3.60 +bay)



Bay fronted lounge with a double glazed window and shutters. Storage cupboards, a radiator and coving to the ceiling.

## Kitchen 11'10" x 9'10" (3.63 x 3.02)



Impressive kitchen with a range of base and wall units incorporating glazed display cabinets and a central island. Inglenook housing the range style cooker (which may be included by separate negotiation). Inset one and a quarter ceramic sink and drainer and space for a fridge/freezer. Tiled flooring and splash backs, a radiator, coving to the ceiling with spotlights, a single glazed door and window opening to the conservatory and opening to:

## Pantry

Under stairs pantry with the wall mounted gas boiler, storage cupboards, tiled flooring, coving to the ceiling and a double glazed side window.

## Conservatory 18'0" x 5'0" (5.50 x 1.53)



Spanning the full width of the property and providing a lovely space to sit and relax. With double glazed French doors and windows overlooking the rear garden. A radiator, utility space with a worktop, plumbing for a washing machine and space for a further appliance. Door to:



### Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and extractor vent.

### First Floor Landing



Triple glazed side window, coving to the ceiling, access to the loft space via a pull down ladder (we understand loft is part boarded with lighting to provide storage space). Traditional wooden doors leading off.

### Bedroom 1 12'10" x 9'6" +bay (3.92 x 2.90 +bay)



Front double bedroom with a radiator, coving to the ceiling, picture rail and a double glazed bay window with fitted shutters.

### Bedroom 2 10'11" x 9'10" (3.34 x 3.01)



Rear double bedroom with radiator, coving to the ceiling and a double glazed window overlooking the garden.

### Bedroom 3 9'8">5'10" x 8'2" (2.97>1.78 x 2.50)

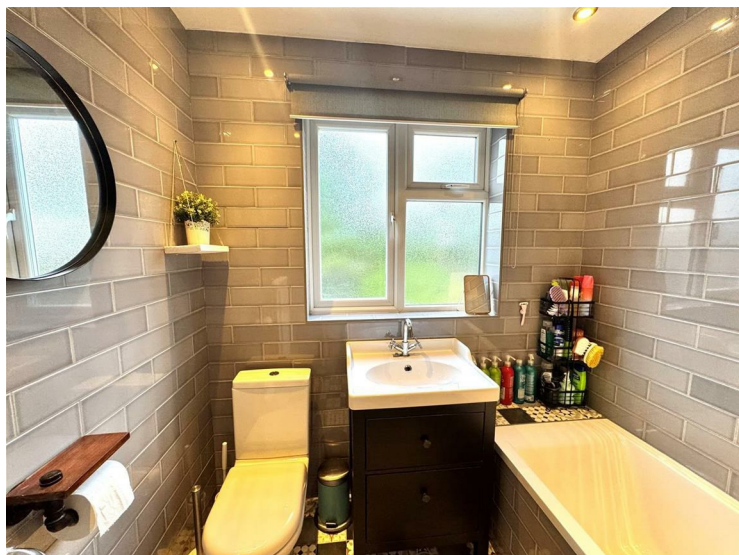


Third bedroom with a radiator and triple glazed front



window.

### Bathroom 6'9" x 6'3" (2.08 x 1.93)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Decorative tiled walls and flooring, heated towel rail, ceiling spotlights, extractor vent and a double glazed rear window.

### Front/Driveway

To the front of property there is a hard standing providing off road parking and gated side access to the rear garden.

### Rear Garden



Low maintenance rear garden with a patio seating area, artificial grass lawn with planted borders and a path leading to the large wooden storage shed. Attached to the property there is a brick storage shed with light and power connected.

### Storage Shed 13'5" x 10'9" (4.10 x 3.30)

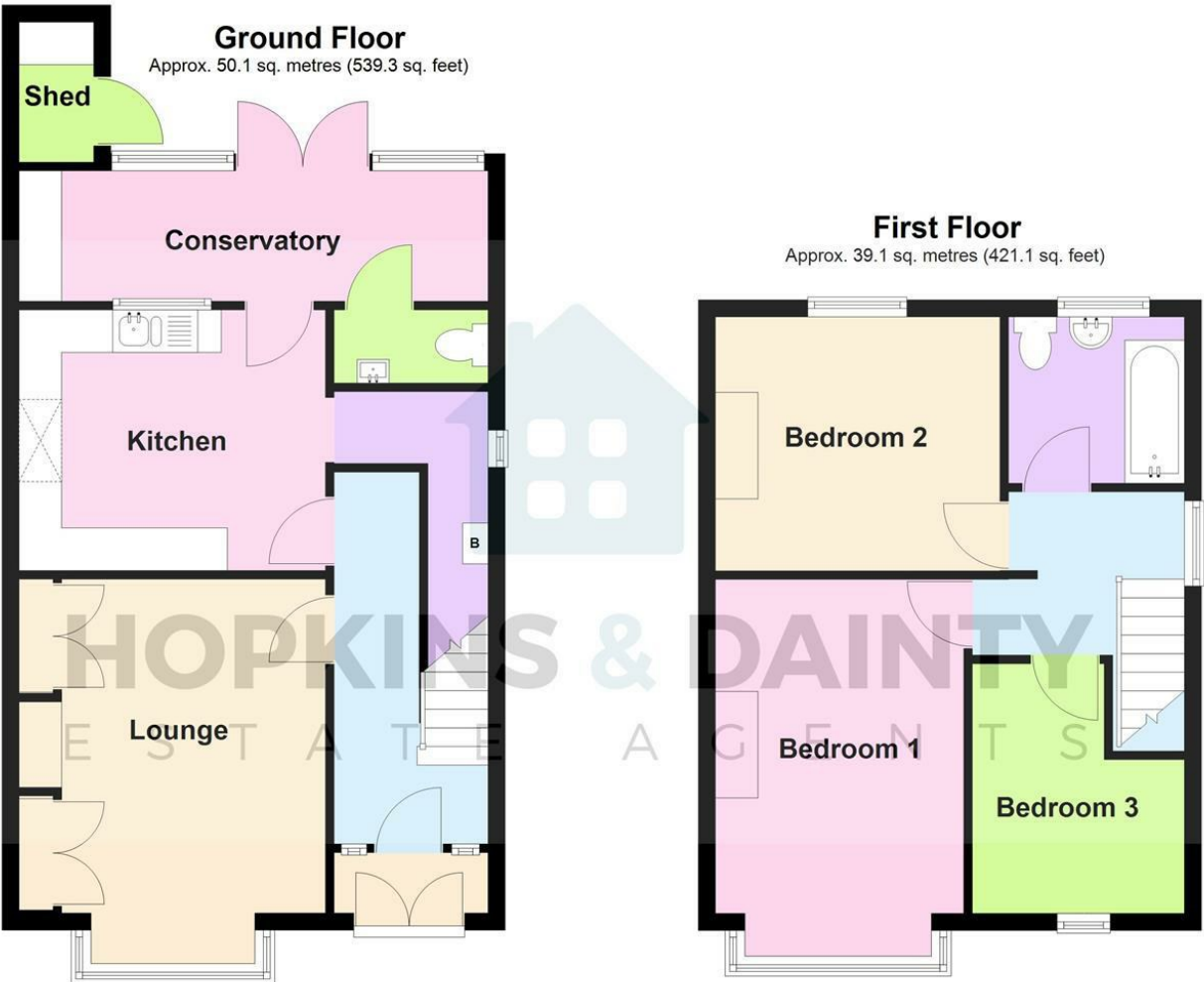


At the end of the garden there is a generous wooden storage shed with light and power connected.

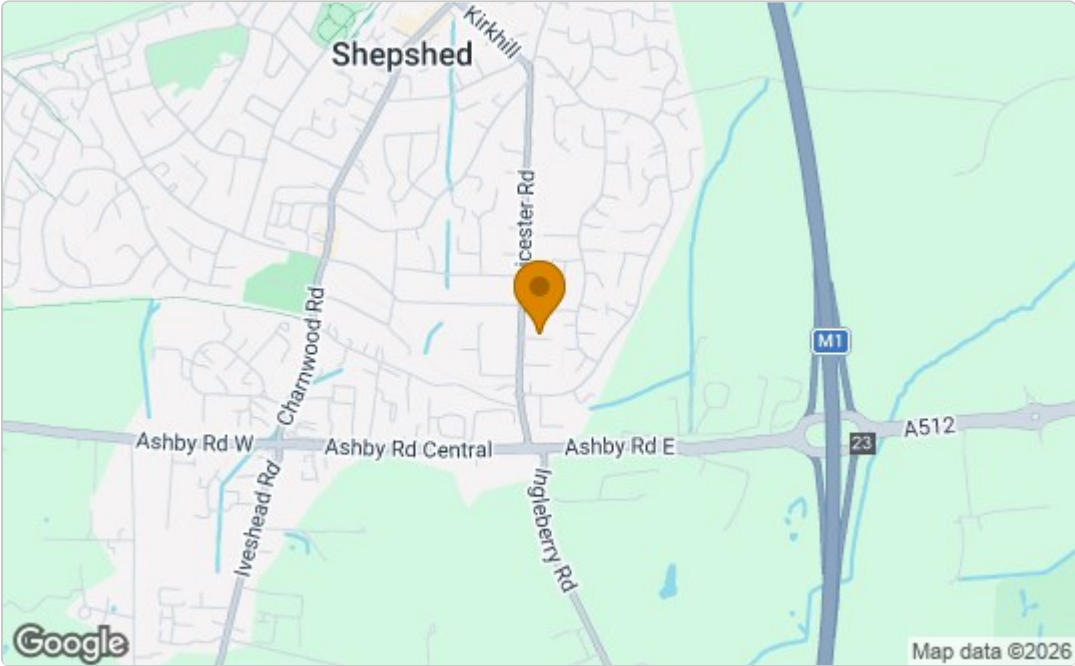
### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

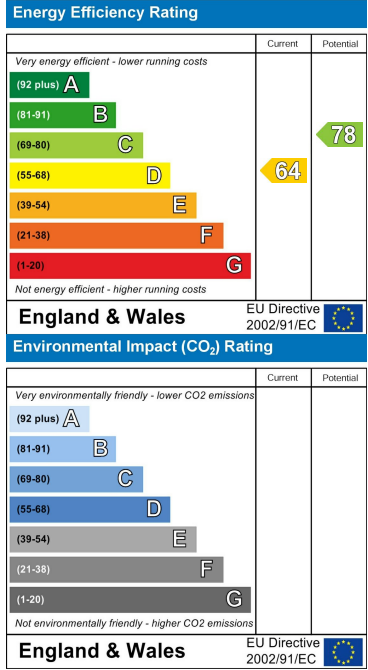
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.