



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)

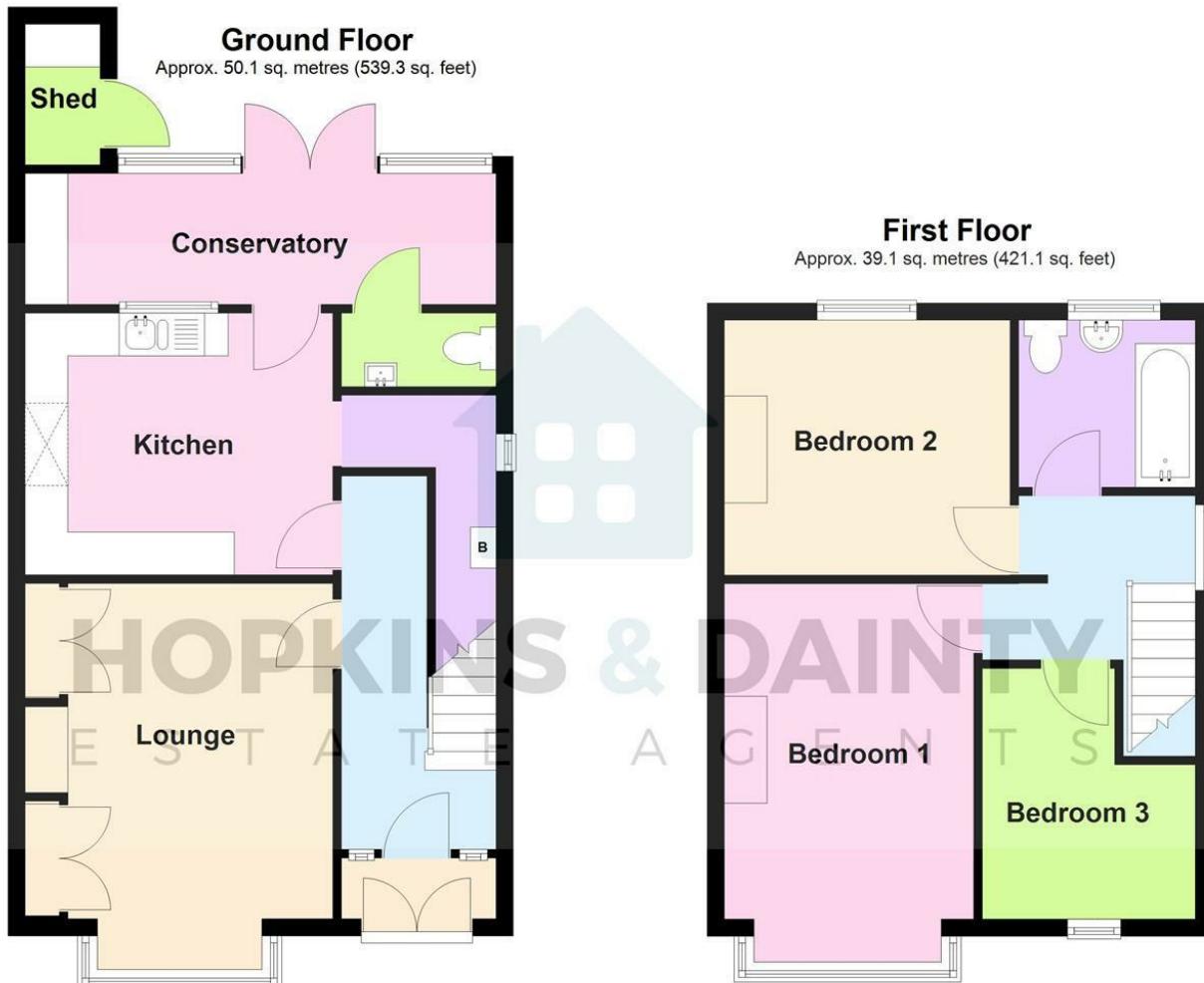


At the end of the garden there is a generous wooden storage shed with light and power connected.

Important Information

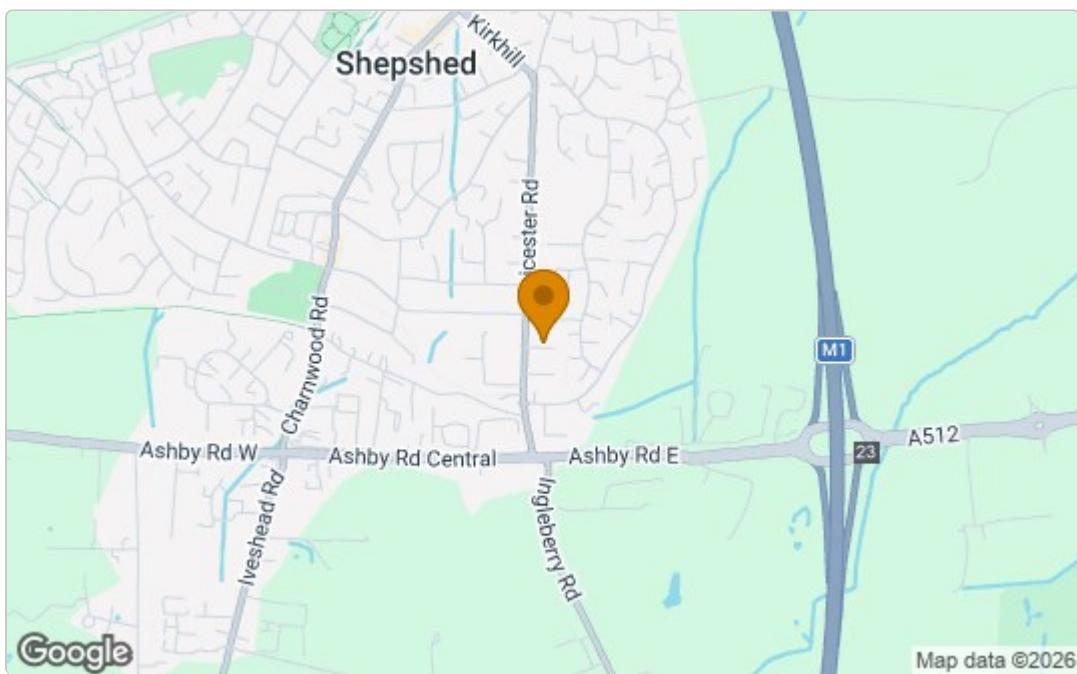
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Floor Plan

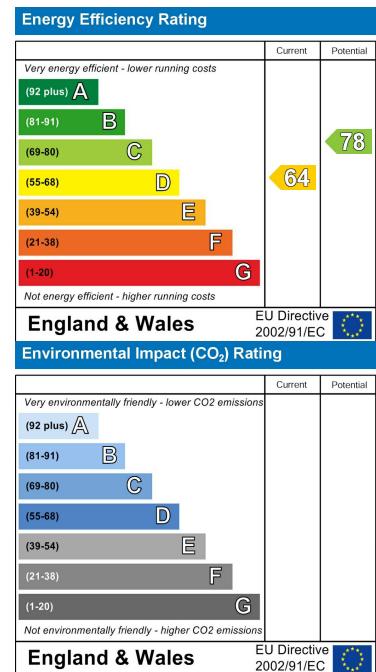


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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