



Ratcliffe Road, Loughborough



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£210,000

- STUNNING MID TERRACE
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING TO REAR
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- STYLISH CONTEMPORARY INTERIOR
- FREEHOLD
- EPC rating D



A rare gem and one of the finest properties we've seen for some time situated in this edge of town location offering rare parking to the rear and a stunning quality interior.

The mid terraced home would make a great property for the professional couple or growing family and offers a stylish contemporary interior all just a short distance from town centre shops and Loughborough train station.

Enter through the hall and into a stunning front lounge which features a media wall having space for a 48" television with media 'slots' beneath, ceiling spotlights and original coving and open plan to the dining area.

The dining area enjoys a contemporary vertical hung radiator with French doors leading out into the garden ideal for summer entertaining. Stylish slot window overlooking the kitchen and a door connecting this area to the kitchen.

The kitchen is on the rear of the property with a comprehensive range of base, drawers and eye level units along with a built in electric oven, four ring gas hob and extractor, space for an American style fridge freezer, plumbing for a washing machine, side entrance door to the garden, ceramic tiled floor and door to the ground floor bathroom.

The tiled floor from the kitchen leads through in to the bathroom with matching tiled splashbacks and a white three piece suite with bath, overbath electric shower with glass shower screen, vertical hung contemporary radiator, extractor and two windows.



Upstairs there are three double bedrooms, with number one spanning the full width of the property offering the potential in the future to create a possible fourth bedroom. There is a useful over stairs storage cupboard and an upstairs wet room style shower room with a mobility style shower enclosure with fitted shower seat along with a mixer shower having a rain style showerhead and separate attachment, vanity style wash hand basin, heated towel radiator, fully tiled with extractor and window.

The property fronts the road with a shared entry to the side and gated access into the rear garden. The landscaped rear garden enjoys a natural riven stone paved patio, space for a garden shed along with a lawned area and path leading to the end where there are double gates out on to a rear driveway.

Good to know: The property has uPVC double glazing throughout, gas central heating powered by a Valiant gas central heating boiler located in the kitchen.

To find the property, proceed from the town centre heading on Meadow Lane continuing ahead at the traffic lights and over the humpback bridge to the next set of lights. Turn right here on to Ratcliffe Road and proceed almost to the very end where the property is situated on the right hand side as identified by the agent's 'For Sale' board.

ENTRANCE HALLWAY 5.13m x 0.90m (16'10" x 3'0")

LOUNGE 4.01m x 3.26m (13'2" x 10'8")

DINING AREA 3.95m x 3.27m (13'0" x 10'8")

KITCHEN 4.59m x 3.51m (15'1" x 11'6")

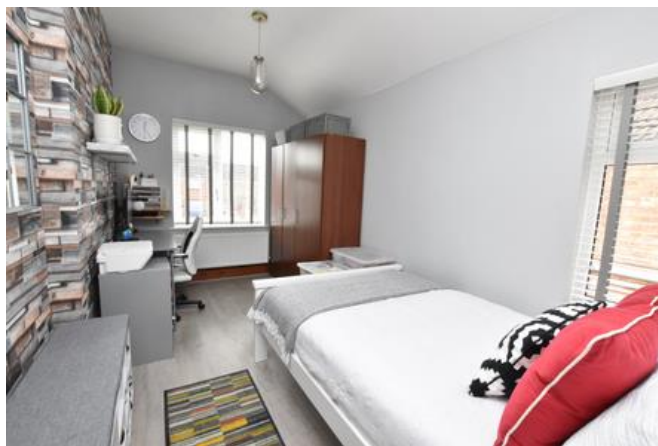
FAMILY BATHROOM (GF) 4.87m x 2.38m (16'0" x 7'10")

BEDROOM ONE 4.74m x 4.02m (15'7" x 13'2")

BEDROOM TWO 4.00m x 2.82m (13'1" x 9'4")

BEDROOM THREE 4.32m x 2.43m (14'2" x 8'0")

SHOWER ROOM 2.26m x 1.40m (7'5" x 4'7")





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 A.

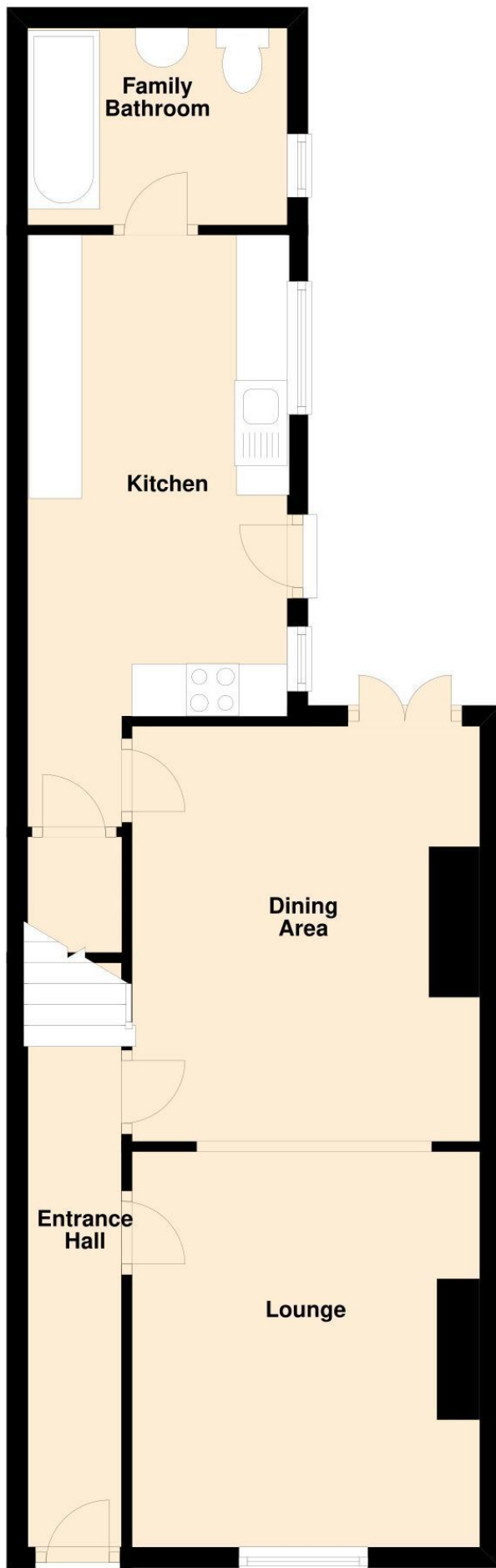
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REFERRALS

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



First Floor





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