

Sinclair



18 Middle Avenue, Loughborough

£200,000

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This TRADITIONAL THREE BEDROOM SEMI-DETACHED HOME comes to the market situated in the popular town of Loughborough. Internally the accommodation comprises; porch, entrance hall, living room, kitchen/dining room, pantry and conservatory to the ground floor, whilst stairs rising to the first floor give way to three bedrooms and family bathroom. Outside there is a lawned garden to rear and a walled garden to front. The property also benefits from a modern Worcester combination boiler. EPC Rating D.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Traditional Semi-Detached
- Gas Central Heating
- Private Rear Garden
- Kitchen/Dining Room
- Conservatory
- Three Bedrooms



GROUND FLOOR

Porch

The property is entered via a timber front door into the entrance porch.

Entrance Hall

Entered via a uPVC double glazed panelled front door, radiator with stairs rising to the first floor and a door to the living room.

Living Room

Dimensions: 4.11m x 4.01m (13'6 x 13'2). Comprising uPVC double glazed bay window to the front, a feature chimney with exposed brickwork and tiled hearth, picture rail and access to the kitchen

Kitchen/Dining Room

Dimensions: 5.16m x 2.97m (16'11 x 9'9). Enjoying a range of base and wall units with rolled edged work surfaces, one and a half sink with drainer, space for a free standing oven, plumbing for a washing machine, understairs pantry/store, space for a dining table and chairs, tiled effect vinyl flooring, uPVC double glazed windows into the conservatory as well as uPVC double glazed French doors.

Conservatory

Dimensions: 3.94m x 2.59m (12'11 x 8'6). The conservatory has a brick base with uPVC double glazing to side and rear with French doors to rear.



FIRST FLOOR LANDING

Stairs rising to the first floor landing give way to three bedrooms, bathroom, access to loft and, a uPVC double glazed window to the side.

Bedroom One

Dimensions: 3.25m x 4.57m (in to bay window) (10'8 x 15 (in to. Having a bay window to the front, picture rail, a range of built in wardrobe storage with hanging rails and shelving, radiator.

Bedroom Two

Dimensions: 2.69m x 2.97m (8'10 x 9'9). Having a uPVC double glazed window to the rear, radiator and a range of fitted cupboards.

Bedroom Three

Dimensions: 1.96m x 2.74m (6'5 x 9). Having a uPVC double glazed window to the rear.

Bathroom

Dimensions: 1.83m x 1.65m (6 x 5'5). This three piece suite comprising P-shaped bath with shower over, low level wc and wash hand basin set into a vanity unit with storage beneath, partially tiled walls, tiled effect vinyl flooring, chrome heated towel rail and uPVC double glazed opaque window to rear.



REAR GARDEN

The rear garden has a patio seating area, is mainly laid to lawn with raised vegetable beds, timber shed, greenhouse, fencing to boundaries and side gated access.

FRONT GARDEN

Outside to the front there is a walled front garden with gravelled borders.



Ground Floor



First Floor





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