



**Hastings Street, Loughborough**

**welcome to**

## **Hastings Street, Loughborough**

A two-bedroom end-terrace home with accommodation over four levels, including a versatile converted basement, generous kitchen, spacious bedrooms, and an enclosed rear garden. Ideal for first-time buyers or investors seeking character, flexibility and convenience \* Ready to go Investment\*

### **Entrance**

Entrance to the property is via a upvc front door into the lounge.

### **Basement**

11' 2" x 11' 2" ( 3.40m x 3.40m )

A converted space offering fantastic versatility. Currently set up as a recreational room, it features laminate flooring, fitted lighting, and neutral décor. Perfect for use as a home office, studio, games room or additional living area.

### **Lounge**

13' 1" x 11' 6" ( 3.99m x 3.51m )

The reception room features wood-style flooring, a central fireplace surround, wall-mounted lighting and a front-facing window and access through to the kitchen.

### **Kitchen**

11' 6" x 9' 10" ( 3.51m x 3.00m )

A kitchen fitted with wall and base units, tiled flooring, ample worktop space, and an oven alcove. Stairs rising to the first floor, window to the rear and door leading to the rear garden.

### **First Floor Landing**

The first floor has stairs rising to the second floor and doors to the second bedroom and bathroom.

### **Bedroom Two**

11' 6" x 10' 2" ( 3.51m x 3.10m )

A double bedroom with wooden flooring, built-in storage cupboards, window to the rear and a radiator.

### **Bathroom**

A family bathroom fitted with a white suite, including bath, WC and wash basin. Features fully tiled walls, a radiator, a window to the front and plenty of room for laundry appliances beneath a fitted countertop.

### **Bedroom One**

15' 9" x 7' 10" ( 4.80m x 2.39m )

A superb loft-style bedroom featuring a skylight window, fitted carpet and a radiator.

### **Outside**

An enclosed, low-maintenance garden with a paved area with space for garden furniture and a further enclosed space offering extra privacy.





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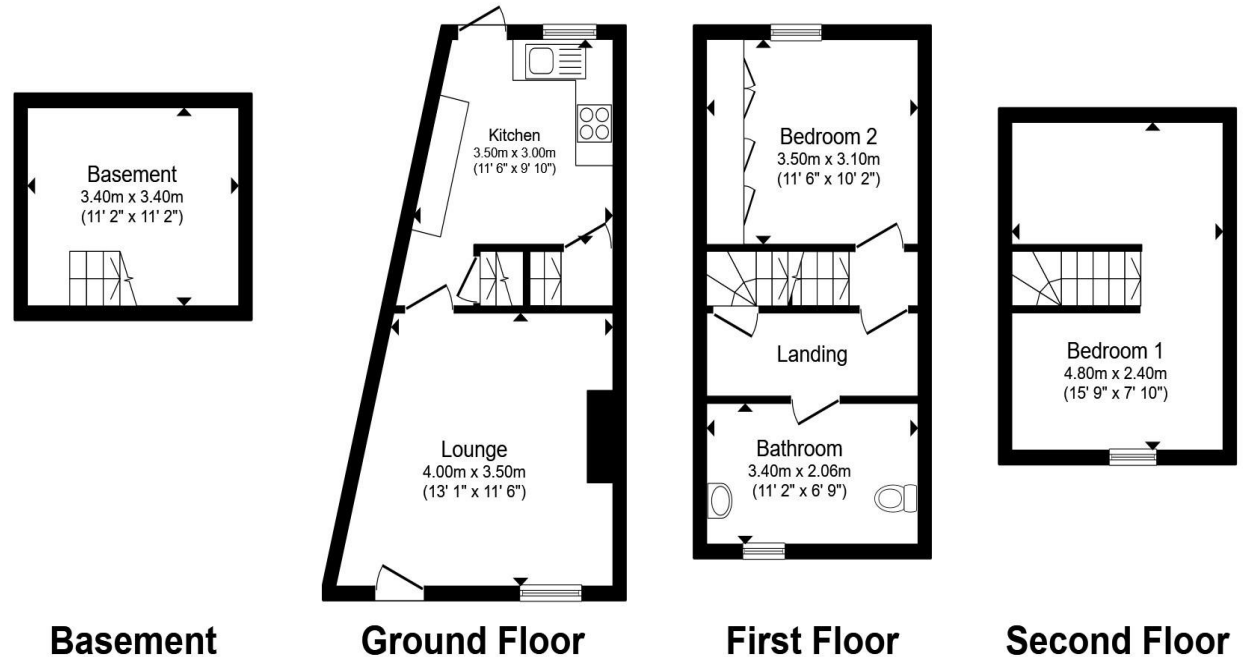
- Deceptively Large End-terrace Home arranged over four levels
- Versatile converted basement ideal for office, hobby room or second living space
- Lounge with feature fireplace
- Convenient location nearby to shops, schools, public transport and amenities
- Two well-proportioned bedrooms, including a loft-style main bedroom

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

**£190,000**



Total floor area 79.5 m<sup>2</sup> (856 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
LBH115646 - 0013

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