

Lime Avenue | | Loughborough | LE11 1SE

Asking price £295,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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Offering stylish accommodation, which has been extended to provide a magnificent home, offering a wealth of space and flexibility. The standout feature is the large kitchen with island unit and patio doors to the garden. There is a large hallway, ground floor w/c and two reception rooms, each with a feature fireplace and quality tiled flooring. To the first floor is an impressive showpiece bathroom with a freestanding roll top bath and separate shower. There are three good sized bedrooms, GCH and Upvc DG. There is covered off road parking on resin bound gravel driveway, and a lovely garden to the rear with a vast array of plants and shrubs, with a patio and canopy cover ideal for entertaining.

1926 Semi-Detached Home	Modernised & Renovated
Extended Accomodation	Impressive Kitchen with Island
Two Reception Rooms	Feature Log Burner
Three Bedrooms	Luxury Bathroom
Covered Parking	Delightful Gardens

Porch
Gives access to-

Entrance Hall
Gives access to all rooms and staircase rising to the first floor.

Lounge
A large room with bay window toward the front, bespoke fitted cupboards and a feature log burner.

Dining Room/Snug
A spacious room with a sliding door to the rear, a feature gas living flame fireplace and quality tiled flooring. This room is currently used as an everyday snug/lounge and could be a formal dining room.







"Walking Distance to the Town Centre and Train Station"











Breakfast Kitchen
Fitted with a range of wall and base mounted contemporary units and tiled splashbacks on the worktops. There is space to accommodate a freestanding dishwasher as well as a built in induction hob, extractor and double oven. There is a skylight as well as a sliding door leading to the patio and a large island unit with breakfast bar seating.

W/c
A two piece suite comprising low level flush W/c and wash hand basin.

First Floor Landing
With a light tube from the roof allowing natural light into the stairwell, there is access to all rooms.

Bedroom 1
A spacious double bedroom with window to the front. There is also a walk-in dressing room, which we are informed has bathroom services connected, making this an ideal potential en-suite.

Bedroom 2
A large double bedroom with window to the rear.

Bedroom 3
A good sized room with a window to the rear.

Bathroom
A luxury four piece suite comprising walk-in shower cubicle, freestanding roll top bath, wash hand basin and low level flush W/c. There is also a frosted window to the front.

Outside
The property sits on a generous plot with covered parking on resin bound gravel driveway. The garden is low maintenance with artificial grass, mature shrubs, canopy cover ideal for entertaining and a paved patio.

The Area
The property sits in a position only 10 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short 20 min walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby in the town centre. The University is also a short 30 min walk away.

Extra Information



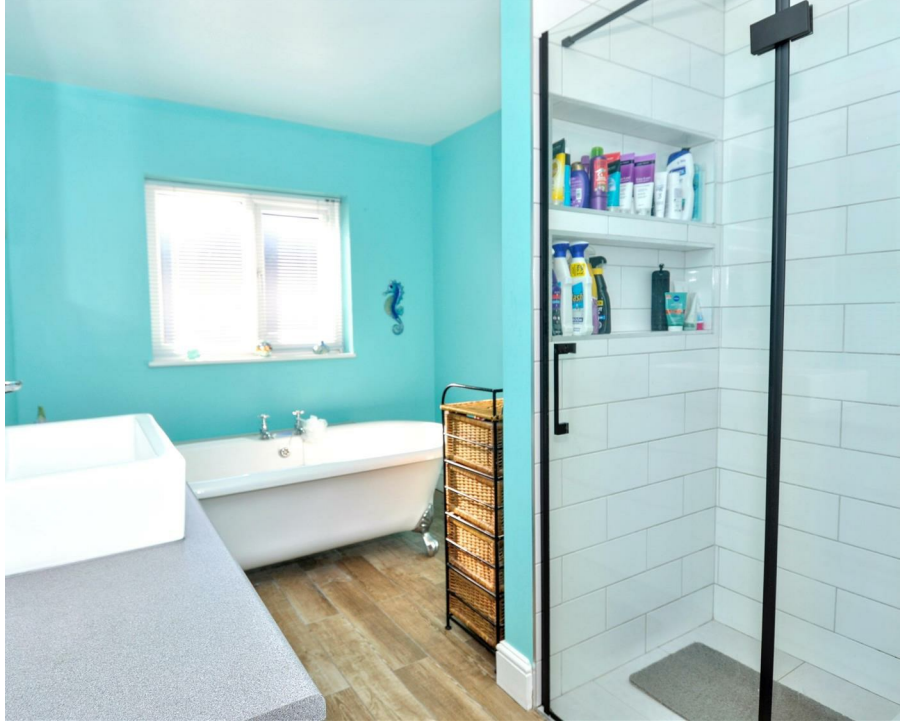








• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.





"Well Presented Throughout"









Approx Gross Internal Area
122 sq m / 1314 sq ft

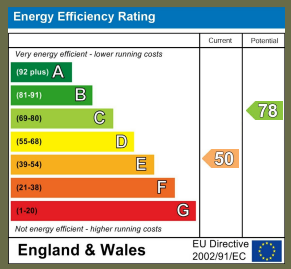


Ground Floor
Approx 69 sq m / 747 sq ft

First Floor
Approx 53 sq m / 567 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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