



New Ashby Road,
Loughborough



£190,000

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- UTILITY ROOM
- DINING KITCHEN
- CLOSE TO UNIVERSITY CAMPUS
- EXCELLENT COMMUTER LINKS NEARBY
- FREEHOLD
- EPC rating C



A sizeable semi-detached family home occupying this highly convenient location close to the University campus, within Boothwood Primary, De-Lisle and Charnwood secondary schools as well as excellent commuter links nearby.

The property is generous and offers uPVC double glazing, gas central heating and enjoys a good size rear garden just perfect for the young and growing family.

Features include;

Lounge - Rear double doors leading into the garden.

Kitchen - Space for a breakfast table, gas and electric cooker points, understairs storage and space for an American style fridge freezer.

Bedroom one - with double bed placement and surrounding wardrobes in addition to an over stairs storage cupboard

Bedroom two - with over stairs storage cupboard.

Bedroom three - with a built in storage cupboard.

Shower room and separate W.C. - fully tiled, modern suite and mixer shower.



To the outside there is a pleasant rear lawned garden, large shed and sundeck. The driveway has parking for two cars and there are some local shops and restaurants within walking distance.

Good to know; The property has uPVC double glazing throughout. Gas central heating powered by combination gas boiler located in the utility room.

To find the property; Sat nav postcode - LE11 4EX. What3Words: ///casino.proper.wiping

LOUNGE 5.57m x 3.25m (18'4" x 10'8")

DINING KITCHEN 4.02m x 3.23m (13'2" x 10'7")

UTILITY ROOM 2.16m x 2.03m (7'1" x 6'8")

BEDROOM ONE 3.61m x 3.11m (11'10" x 10'2")

BEDROOM TWO 3.61m x 3.25m (11'10" x 10'8")

BEDROOM THREE 2.46m x 2.43m (8'1" x 8'0")

SHOWER ROOM 2.03m x 1.69m (6'8" x 5'6")

SEPARATE W.C. 1.5m x 0.72m (4'11" x 2'5")

SERVICES

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 B.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

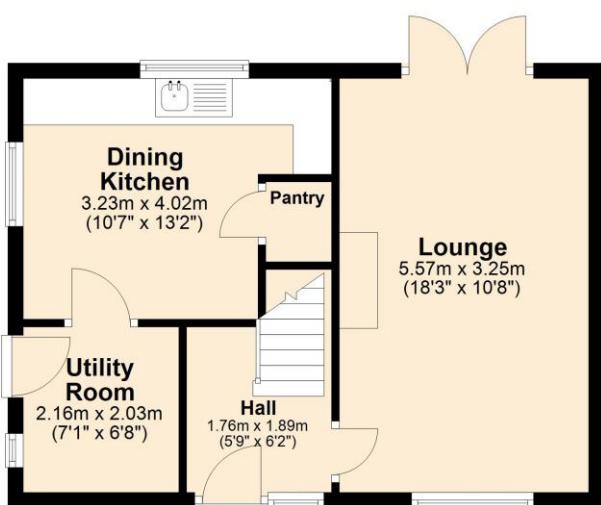
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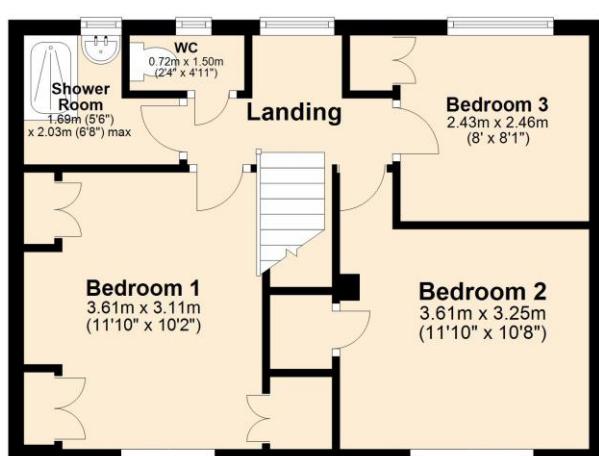
Ground Floor

Approx. 35.6 sq. metres (383.0 sq. feet)

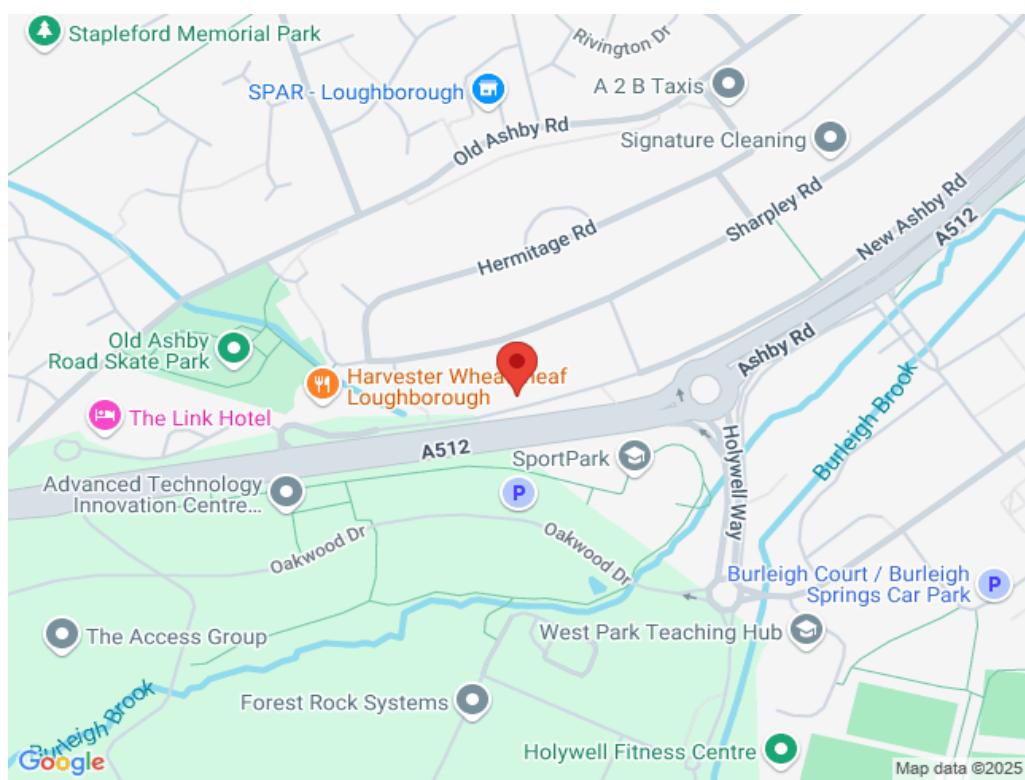


First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Total area: approx. 75.3 sq. metres (810.8 sq. feet)



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