

 **NEWTON  
FALLOWELL**

New Ashby Road,  
Loughborough



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**£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.

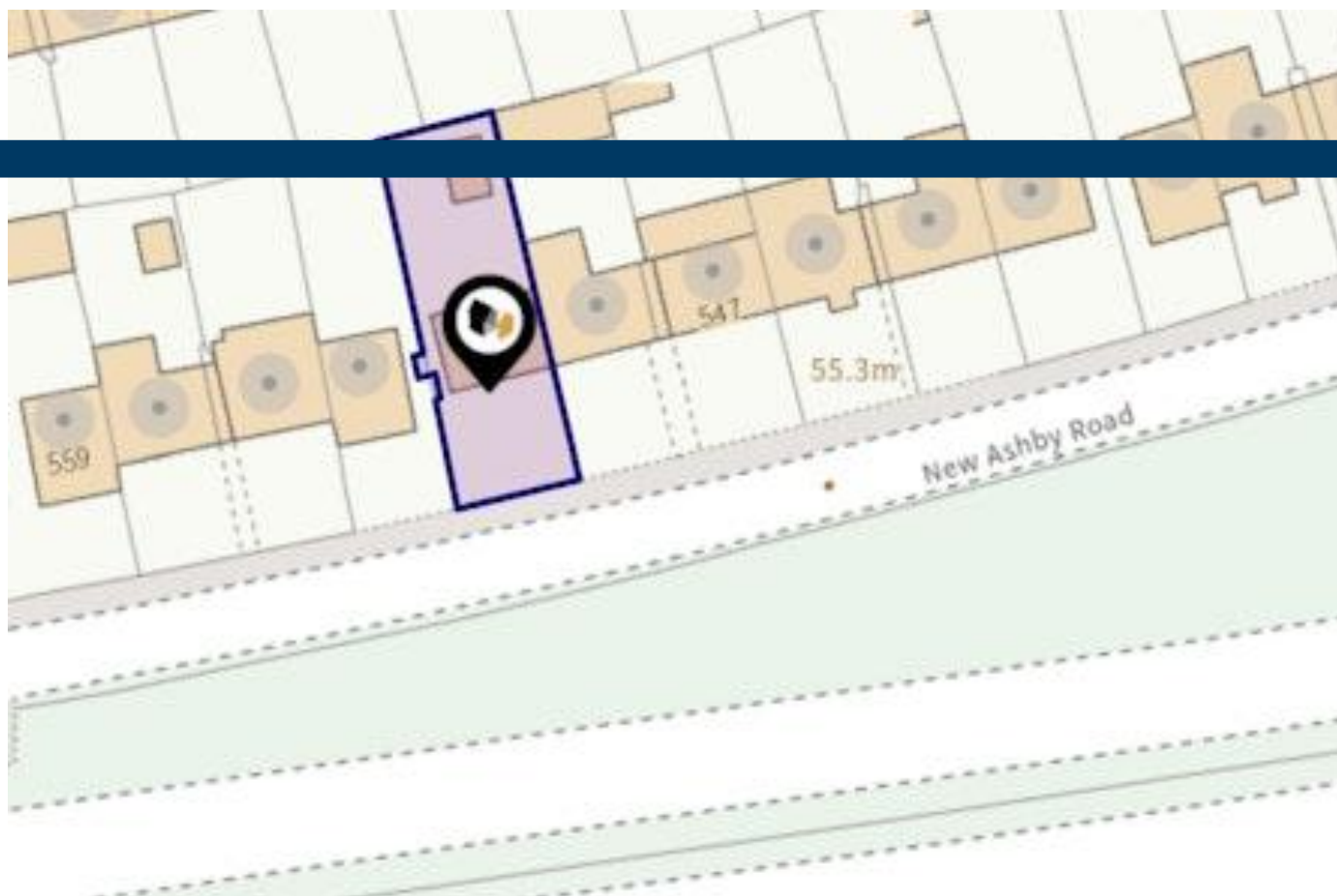
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## REFERRALS

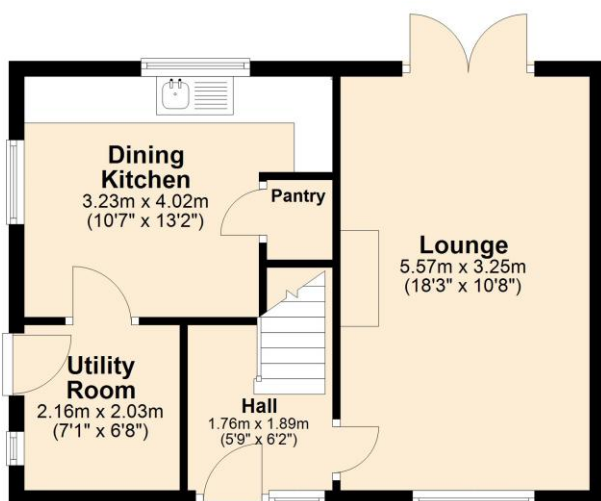
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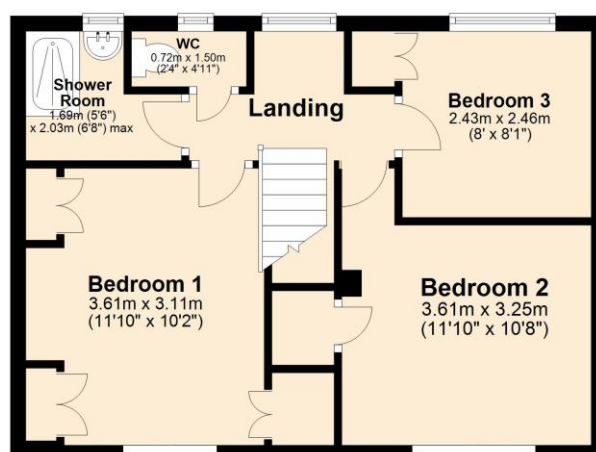
### Ground Floor

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



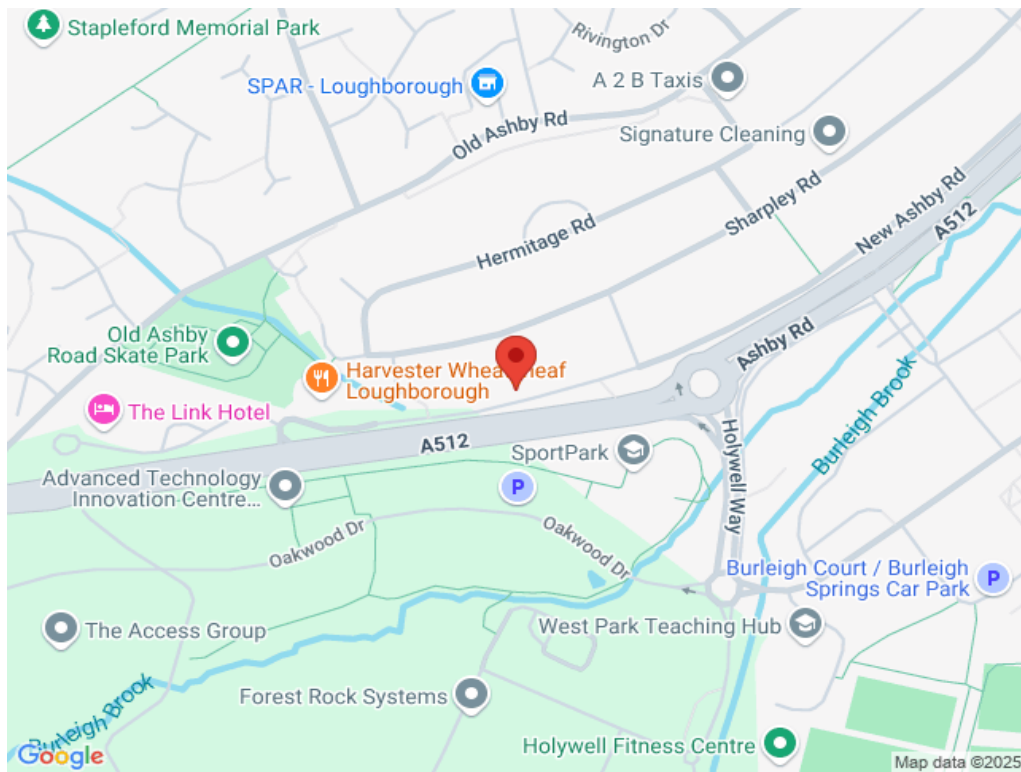
### First Floor

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



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





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