



Cartwright Street,  
Loughborough



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**£178,000**

- APPEALING MID-TERRACE HOME
- TWO DOUBLE BEDROOMS
- POTENTIAL TO CREATE THREE BEDS
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- LOW MAINTAINANCE GARDEN
- FREEHOLD
- EPC rating D





A nicely presented two chdouble bedroom mid-terrace home, occupying this highly convenient location close to canal-side walks and within easy reach of Loughborough town centre.

Offering modern stylish decor throughout, two spacious reception rooms, and a low-maintenance rear garden, this property is perfect for first-time buyers, professionals, or investors.

The well-maintained accommodation offers uPVC double glazing and gas central heating throughout with a modern combination boiler only 2-3 years old. Enter through a useful hallway with enough room to kick off the shoes and coats and leading into both the front lounge and rear sitting/dining room. Both of the spaces enjoy wood laminate flooring and modern electric fireplaces along with connecting french doors between the two allowing for complete versatility for use as separate spaces or one large open room when entertaining or for family time.

The modern kitchen sees a high gloss range of units with plumbing for washing machine, gas and electric cooker points, a useful under stairs storage cupboard, ceramic tile effect wood flooring and side entrance door leading to a covered sitting area and the garden with an outside W.C.

Upstairs there are two double bedrooms with bedroom one the full width of the property and offering potential to split and create a third bedroom if desired. The bathroom completes accommodation and has a modern white suite with over bath electric shower and useful airing cupboard.



The gardens have been designed for low maintenance, laid to artificial lawn with sitting areas and a concrete barbecue. This is all accessed via a share entry to the side serving this and just one of the neighbouring property. The location is highly convenient and within walking distance to Loughborough Train Station, canal-side walks around the corner and just a short stroll to the town centre. There isn't any allocated parking but you are able to park on street on a first come first served basis and as a resident there is also a parking permit scheme via Charnwood Borough Council.

Good to know; the property has UPVC double glazing throughout. Gas central heating powered by a Worcester combination boiler located in the kitchen.

To find the property; satnav postcode LE11 1JW. What three words; [///guitar.diary.chest](http://guitar.diary.chest)

**LOUNGE** 3.82m x 3.47m (12'6" x 11'5")

**SITTING/DINING ROOM** 3.96m x 3.47m (13'0" x 11'5")

**KITCHEN** 3.16m x 2.21m (10'5" x 7'4")

**BEDROOM ONE** 4.89m x 3.81m (16'0" x 12'6")

**BEDROOM TWO** 3.97m x 3.1m (13'0" x 10'2")

**BATHROOM** 3.07m x 2.21m (10'1" x 7'4")



## 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

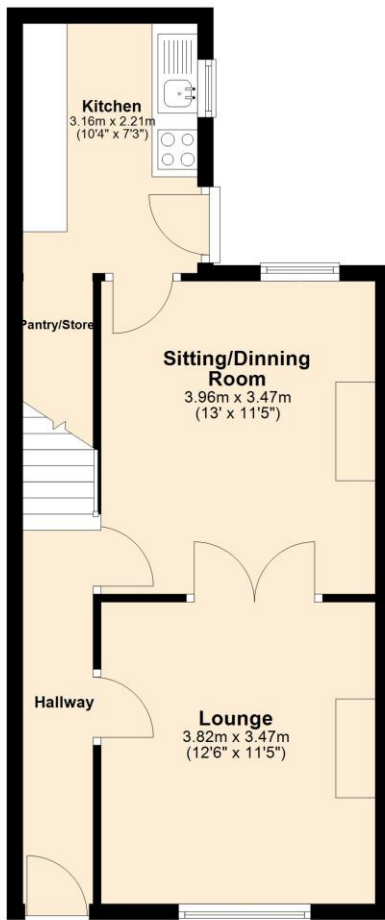
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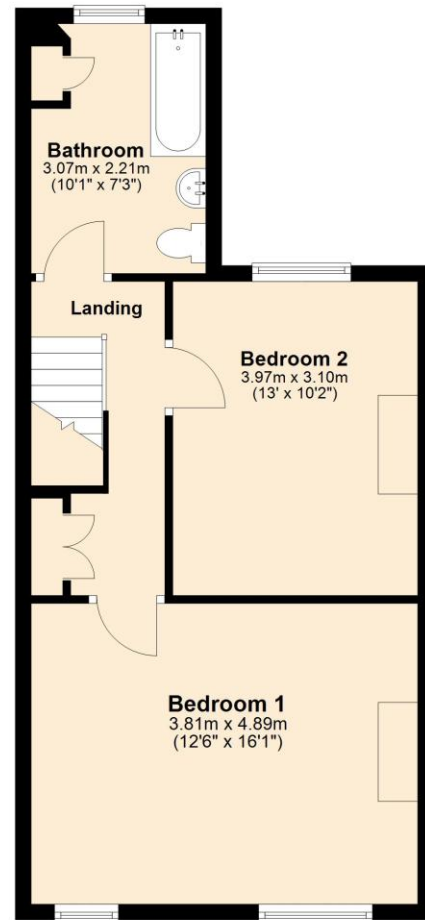
## Ground Floor

Approx. 42.3 sq. metres (455.8 sq. feet)

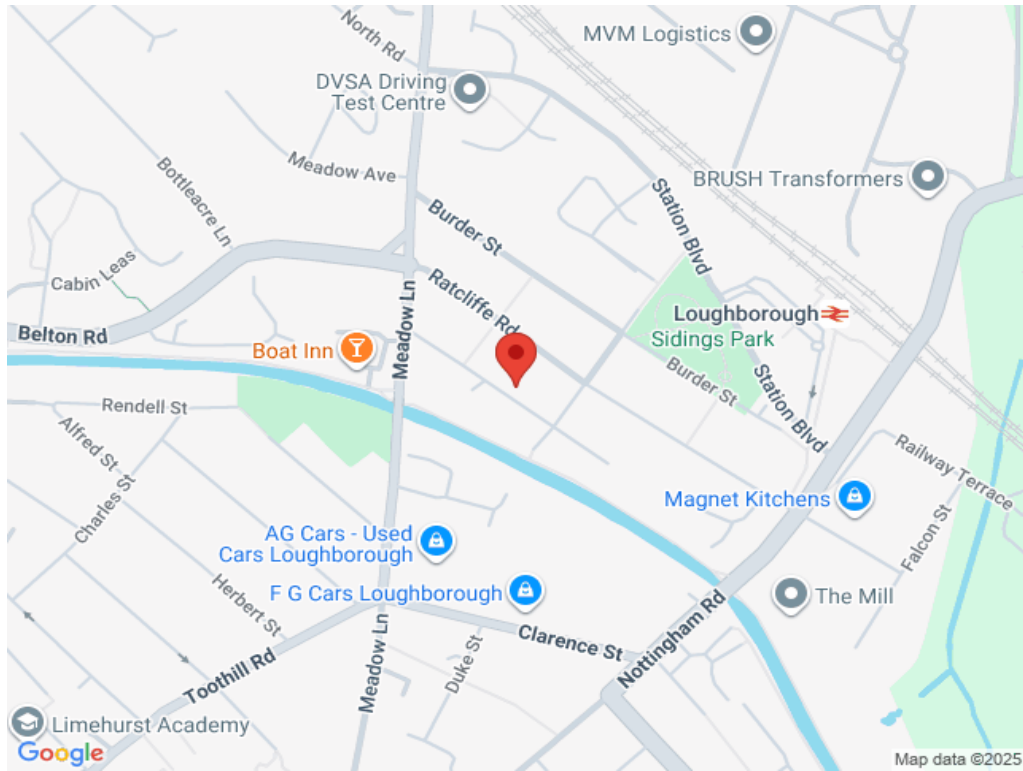


## First Floor

Approx. 45.5 sq. metres (490.3 sq. feet)



Total area: approx. 87.9 sq. metres (946.1 sq. feet)



Newton Fallowell Loughborough

01509 611119

[loughborough@newtonfallowell.co.uk](mailto:loughborough@newtonfallowell.co.uk)