



Carington Street | Loughborough | LE11 5NF

Asking price £210,000

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A unique and quirky character home, situated in a popular location close to numerous schools, shops and bus route. The spacious accommodation comprises an open plan living/dining room with feature bay window, there is a breakfast kitchen and a first floor gives way to two bedrooms and a shower room. The property sits in a corner plot and has gated off road parking within a courtyard style garden also with a large shed. The property benefits from no upward chain, GCH and Upvc DG, and is an ideal first time buy, or downsizer property.

- Character Home
- Unique and Quirky
- Close to Many Amenities
- Gated Parking
- Courtyard Garden
- Spacious Accommodation
- Open Plan Living Room
- Breakfast Kitchen
- Two Bedrooms
- Modern Shower Room

Entrance Area

Upon entering the property, the front door leads straight into the open plan living room.

Living Room

An open plan lounge and dining room space with open plan staircase, feature fireplace recess, large bay window and timber flooring.

Kitchen

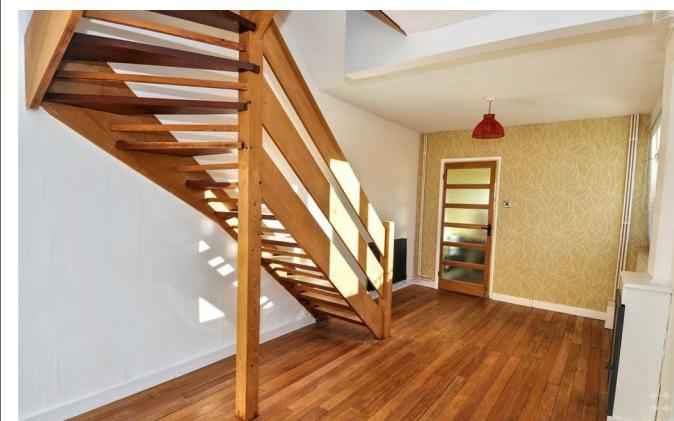
A good sized breakfast kitchen with room for a table, an ample range of wall and base mounted units, sink unit and drainer, space for appliances, windows to two sides and a door to the garden.

First Floor Landing

Giving way to all rooms -

Bedroom 1

A spacious bedroom with large bay window and timber flooring.



"Offering character accommodation"



Bedroom 2

With window to the side and a wall mounted gas central heating boiler.

Shower Room

Fitted with a modern three piece suite comprising low level flush w/c, wash hand basin and shower tray. There is a window to the side and tiling.

Outside

The property sits in a corner plot with low maintenance garden to the front and side. The rear has gated parking within a courtyard garden, also giving access to a large timber shed.

The Area

The property sits on the corner of Knightthorpe Road, with a regular bus route, local pub, mini supermarket and town centre all nearby within walking distance. The property is also well placed for access to the University. CARINGTON STREET IS AN UNADOPTED ROAD.

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 Chameleo 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.



Approx Gross Internal Area
62 sq m / 664 sq ft

Ground Floor
Approx 36 sq m / 384 sq ft

First Floor
Approx 26 sq m / 280 sq ft

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 Make Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-91) B		
(70-80) C		
(55-69) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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