



**Bottleacre Lane, Loughborough**

**welcome to**

## **Bottleacre Lane, Loughborough**

**\*\*FOR SALE\*\*** this semi-detached home situated near the popular town of Loughborough. The property benefits from gas central heating and upvc double glazing as well as a newly fitted boiler, two well-proportioned bedrooms, lounge, open plan kitchen and bathroom. Internal viewing highly recommended.

### **Entrance**

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has laminate flooring and a radiator.

### **Lounge**

11' x 11' ( 3.35m x 3.35m )

The lounge has laminate flooring, a radiator and a upvc double glazed window to the front elevation.

### **Kitchen**

13' 7" x 8' 2" ( 4.14m x 2.49m )

The kitchen is fitted with a range of base and wall fitted units with roll edge work surfaces over, laminate flooring, stainless steel sink, storage under the stairs, a radiator, newly fitted boiler, space for a fridge freezer, gas hob and oven. There is a upvc double glazed door which opens onto the rear garden.

### **First Floor Landing**

The first-floor landing has stairs rising from the ground floor, an insulated loft, doors to all first-floor rooms and a upvc double glazed window to the side elevation.

### **Bedroom One**

13' 8" x 10' 2" ( 4.17m x 3.10m )

Bedroom one has laminate flooring, a radiator and a upvc double glazed window to the front elevation.

### **Bedroom Two**

10' 2" x 7' 5" ( 3.10m x 2.26m )

Bedroom two has laminate flooring, a radiator and a upvc double glazed window to the rear elevation.

### **Bathroom**

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, hand wash basin and low level wc. The bathroom also has tiled flooring, a heated towel rail, an extractor fan, ceiling spotlights and a upvc double glazed window to the rear elevation.

### **Outside**

To the front of the property there is ample off-road parking for several vehicles which is gravelled. To the rear of the property there is a patio seating area, a lean to, access to the front, laid to lawn, a shed and is fenced and enclosed to boundaries.





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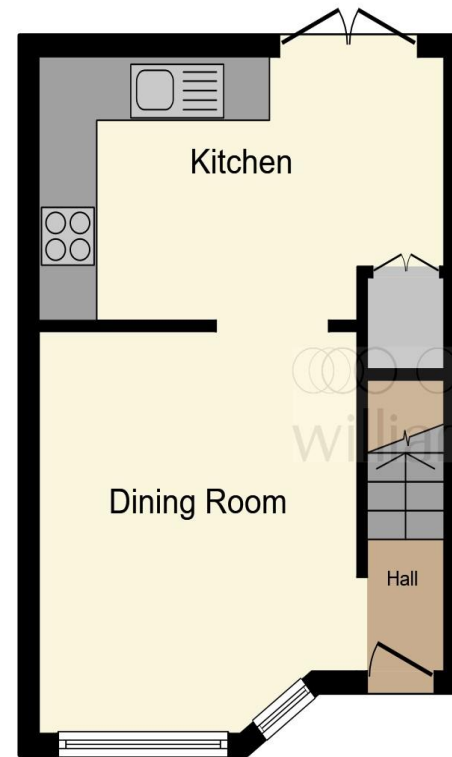
## Bottleacre Lane, Loughborough

- Semi Detached
- Close to Town Centre
- Well Maintained Throughout
- Modern Fitted Kitchen
- Newly Fitted Boiler

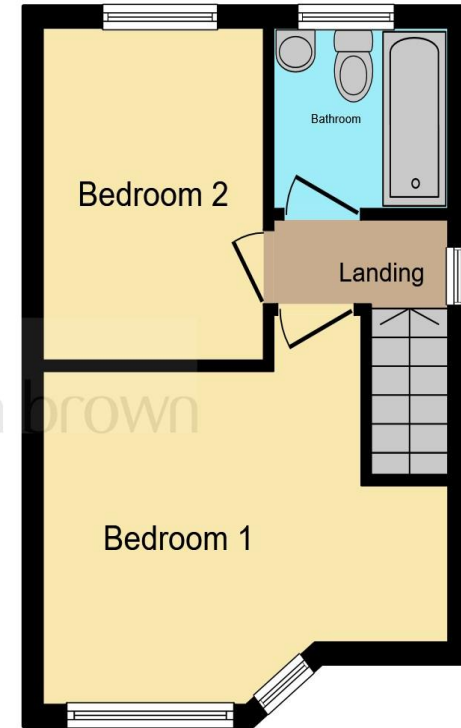
Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over

**£200,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH115194 - 0008

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 william h brown



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