



10 Bridgeside Cottages, Loughborough, Leicestershire, LE111PZ

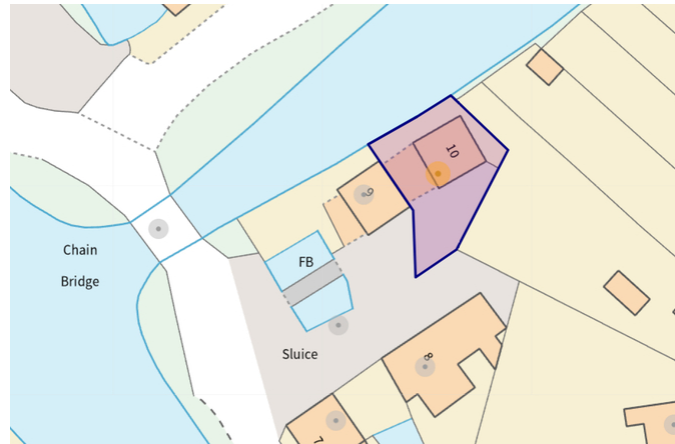
MOORE
& YORK



Property at a glance:

- Charming two bedroom home
- Canalside location
- Potential for 30' mooring
- Two parking spaces
- Two spacious reception rooms
- Close to town centre
- Shops and amenities nearby
- Double glazed and centrally heated
- Extremely rare opportunity
- No upward chain

£220,000 Freehold



A very rare opportunity indeed to purchase with no chain, this fantastic waterside home which is modern and low maintenance throughout and beautifully presented with the centrally heated and double glazed living spaces including two excellent reception spaces, two bedrooms, kitchen and loo-tility. The property is set within easy reach of amenities and shopping yet enjoys a peaceful location away from the hubbub of the town centre. There is an approximately thirty feet wide plot for a potential mooring and a wonderful view along the Leicester navigation of the Grand Union Canal. Properties of this type are seldom available and we would earnestly advise viewing without delay.

LOUGHBOROUGH

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways as well as travel throughout the midland by roads.

Loughborough is a thriving market/University town with a wide spread of employers and also offers a fine range of amenities

including excellent shopping, private and state schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

EPC RATING

The property has an EPC rating of 'tbc' - for further information and to see the full report please visit:





<https://www.gov.uk/find-energy-certificate>

FRONTAGE

The property sits in a corner position with the frontage being a mixture of graveled and block paved parking with ample room for two good sized cars , fencing and gate to the side leading to the rear

garden.

SITTING/DINING ROOM

With window and access door to the front elevation and fitted storage to the side wall, log burner style electric heater to corner plinth, two central heating radiators, exposed brickwork to parts and Upvc patio doors to the

rear garden.

FITTED KITCHEN

With base and eye level units for storage, contrasting work-surfaces, tiling, built in oven/hob/extractor, ceiling light point, central heating radiator, Upvc window to the rear elevation and doors to the lounge and sitting/dining room plus open way to the hall and stairs.



THROUGH LOUNGE

having a dual aspect with Upvc window to the front elevation and French doors to the rear overlooking the garden and the canal beyond, feature fireplace, ceiling light point and central heating radiator.

HALL & STAIRS

With radiator and staircase winding off and up to the first floor accommodation, ceiling light point and window to the front elevation, door off to:







LOO-TILITY ROOM

With two piece suite comprising close coupled WC and wash basin, wall mounted modern central heating boiler, plumbing/space for washing machine and ceiling light point.

FIRST FLOOR LANDING

With Skylight window, the aforementioned half height window within the stairwell and recess with hanging rail on the first floor, ceiling light point and access to both bedrooms and the bathroom.

BEDROOM ONE

With dormer bay Upvc window to the rear elevation affording



canalside views and ceiling light point, radiator, sloping ceiling to parts.

BEDROOM TWO

With skylight window to the property's rear elevation and ceiling light point, radiator, fitted storage and sloping ceiling to sides.

BATHROOM

With dormer bay Upvc window to the rear elevation affording canalside views and ceiling light point, radiator, sloping ceiling to parts, three piece suite comprising corner bath with seat and shower unit, close coupled Wc and pedestal wash basin.

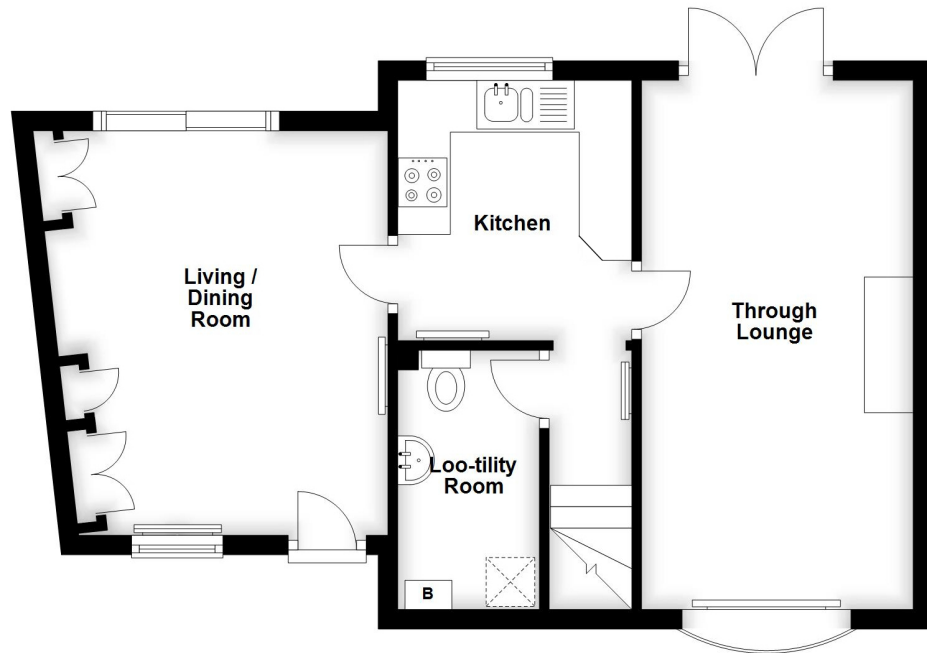


REAR GARDEN

The rear space is block paved for ease of maintenance with low level fencing with brick pillars allowing a fantastic canalside aspect. To the side of the plot is a set of steps leading down toward the water for ease of access to a moored vessel and to the opposite side is a useful space ideal for shed/storage and with access gate to the frontage.

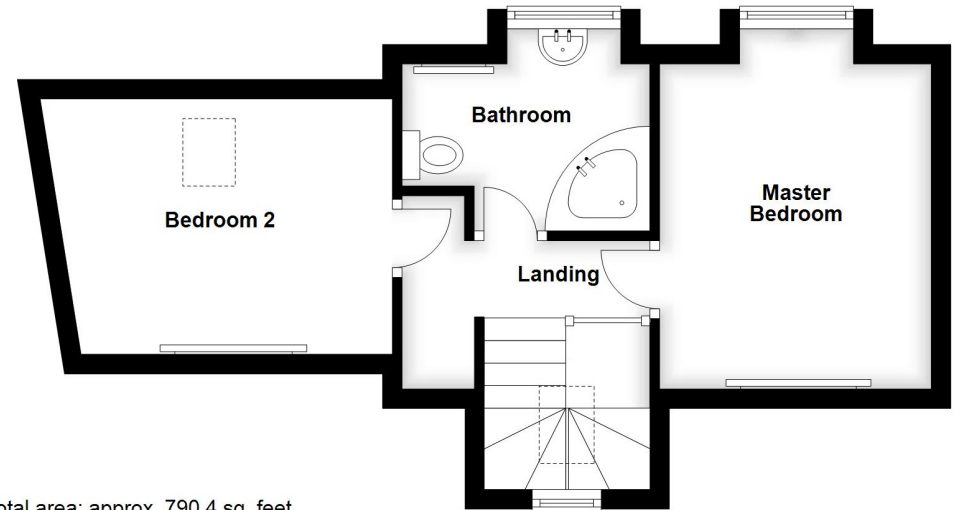
Ground Floor

Approx. 467.9 sq. feet



First Floor

Approx. 322.5 sq. feet



Total area: approx. 790.4 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

