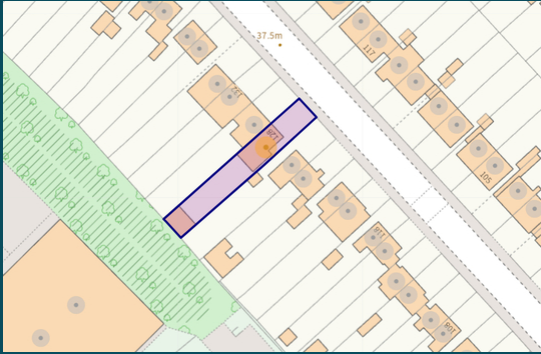




128 Bottleacre Lane, Loughborough

Leicestershire, LE111JQ

MOORE  
& YORK



### Property at a glance:

- Extended and modernised
- Semi detached home
- Substantial rear extension
- Superbly presented throughout
- Driveway parking
- Good sized garden to rear
- Two bedrooms to first floor
- Modern kitchen & shower room
- Easy access to train station
- Good commuter links
- Non-estate location
- Really must be viewed to appreciate

£220,000 Freehold



This fantastic two bedroom semi-detached home is superbly presented and re-fitted/modernised throughout, offering exceptionally spacious accommodation which has been extended to the rear creating a living/dining kitchen overlooking the garden with additional bay fronted lounge to the front elevation. Both the kitchen and shower room have been modernised and the house, which is neutrally decorated, is ready to move into. The frontage provides plentiful parking with access at the side to the landscaped and enclosed rear gardens which are un-overlooked from the rear.

### 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.

### ENERGY PERFORMANCE 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> and use the postcode when prompted.

### DRIVEWAY FRONTAGE

A good sized space allowing parking for several vehicles with a wide gated access at the left hand side of the house leading to the rear gardens and allowing lots of room for refuse/recycling receptacles.





## HALL

1.41m x 1.28m (4' 8" x 4' 2") With stairs off to the first floor landing, ceiling light point, smoke alarm, solid oak panelled door to the front elevation, radiator and door at the side to:

## LOUNGE

3.57m x 3.28m (11' 9" x 10' 9") With Upvc bay window to the front elevation, ceiling light point, radiator and feature fireplace with stove and built in storage to side. Door leads rearwards to:

## KITCHEN

4.17m x 2.52m (13' 8" x 8' 3") With shaker style fitted base and eye level storage, wood block style work surfaces, in-built oven, extractor and Bosch hob. One and a quarter bowl sink with drainer and mixer, space to side for American style fridge freezer, built in storage off, ceiling light points, upright radiator, upvc window to side and open plan to:

## DINING / FAMILY ROOM

5.04m x 4.91m (16' 6" x 16' 1") A very impressive space with ample room to allow for numerous layout ideas to suit most preferences. Two Velux skylight windows allows lots of natural light with additional Upvc window to the side elevation and two sets of french doors overlooking the patio and garden beyond. Fitted storage unit, two radiators, built in utility cupboard off with space for boiler and washing machine.

## LANDING

With Upvc window to the side elevation, ceiling light point, smoke alarm, loft access hatch and doors off to both bedrooms and the shower room.

## MASTER BEDROOM

4.14m x 3.03m (13' 7" x 9' 11") max. With ceiling light point, radiator and Upvc bay window to the front elevation.

## BEDROOM TWO

3.07m x 2.33m (10' 1" x 7' 8") With ceiling light point, central heating radiator and Upvc window overlooking the garden.

## SHOWER ROOM

1.71m x 1.68m (5' 7" x 5' 6") With three piece suite comprising: Quadrant shower cubicle with Mira Atom shower and tiling, close coupled WC and wash basin with storage and mixer, towel radiator, ceiling light point and Upvc window to the rear elevation.

## GARDENS

The garden is well presented and a good size without being unmanageable with fencing to the boundaries and patio to the property's immediate rear with raised planter then giving way to lawn with storage outbuildings to the foot of the plot - which is not overlooked from the rear.

## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power and lighting points are fitted throughout the property.

## TENURE

Understood to be Freehold.

## MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## COUNCIL TAX BAND

The property has a council tax rating of 'B' via Charnwood Borough Council.

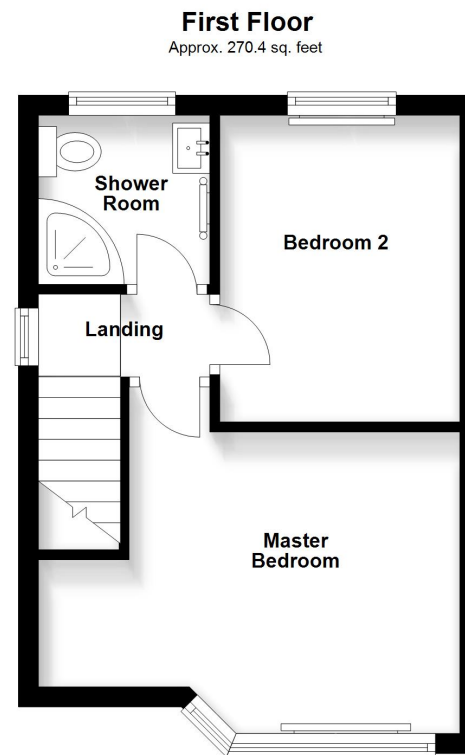
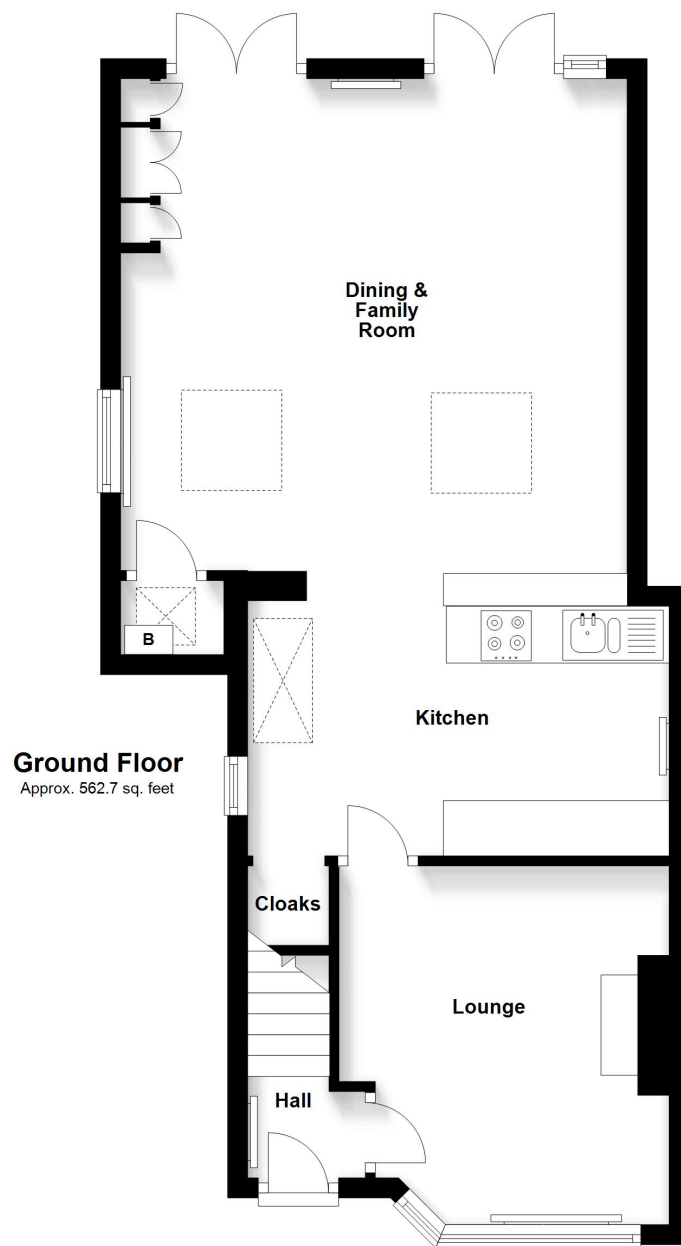
## FLOOR PLANS

Purchasers should note that the floor plan included within the property particulars is intended to show the relationship between rooms and does not necessarily reflect exact dimensions. Floor plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

## IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details, we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.





Total area: approx. 833.1 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

