



Sinclair

18 Middle Avenue, Loughborough, LE11 5HZ

£210,000

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Property at a glance

- Three Bedrooms
- Gas Central Heating
- Conservatory
- Council Tax Band*: B
- Traditional Semi-Detached
- Private Rear Garden
- Kitchen/Dining Room
- Price: £210,000

Overview

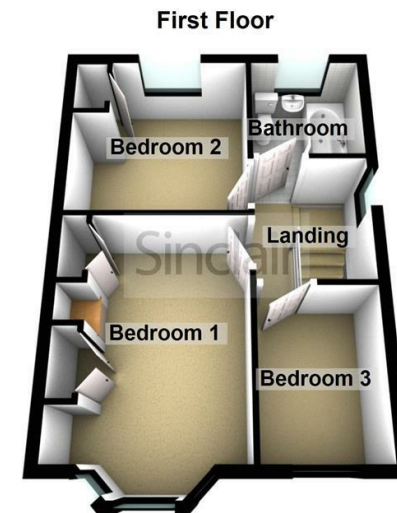
This TRADITIONAL THREE BEDROOM SEMI-DETACHED HOME comes to the market situated in the popular town of Loughborough. Internally the accommodation comprises; porch, entrance hall, living room, kitchen/dining room, pantry and conservatory to the ground floor, whilst stairs rising to the first floor give way to three bedrooms and family bathroom. Outside there is a lawned garden to rear and a walled garden to front. The property also benefits from a modern Worcester combination boiler. EPC Rating D.

Location**

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest. The town's residents enjoy a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. There are a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The transport network make it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras. Nearest Airport: East Midlands(9.3 miles). Nearest City: Leicester(11.3 miles)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

GROUND FLOOR

Porch

The property is entered via a timber front door into the entrance porch.

Entrance Hall

Entered via a uPVC double glazed panelled front door, radiator with stairs rising to the first floor and a door to the living room.

Living Room

13'6 x 13'2 (4.11m x 4.01m)

Comprising uPVC double glazed bay window to the front, a feature chimney with exposed brickwork and tiled hearth, picture rail and access to the kitchen

Kitchen/Dining Room

16'11 x 9'9 (5.16m x 2.97m)

Enjoying a range of base and wall units with rolled edged work surfaces, one and a half sink with drainer, space for a free standing oven, plumbing for a washing machine, understairs pantry/store, space for a dining table and chairs, tiled effect vinyl flooring, uPVC double glazed windows into the conservatory as well as uPVC double glazed French doors.

Conservatory

12'11 x 8'6 (3.94m x 2.59m)

The conservatory has a brick base with uPVC double glazing to side and rear with French doors to rear.

FIRST FLOOR LANDING

Stairs rising to the first floor landing give way to three bedrooms, bathroom, access to loft and, a uPVC double glazed window to the side.

Bedroom One

10'8 x 15 (in to bay window) (3.25m x 4.57m (in to bay window))

Having a bay window to the front, picture rail, a range of built in wardrobe storage with hanging rails and shelving, radiator.

Bedroom Two

8'10 x 9'9 (2.69m x 2.97m)

Having a uPVC double glazed window to the rear, radiator and a range of fitted cupboards.

Bedroom Three

6'5 x 9 (1.96m x 2.74m)

Having a uPVC double glazed window to the rear.

Bathroom

6 x 5'5 (1.83m x 1.65m)

This three piece suite comprising P-shaped bath with shower over, low level wc and wash hand basin set into a vanity unit with storage beneath, partially tiled walls, tiled effect vinyl flooring, chrome heated towel rail and uPVC double glazed opaque window to rear.

OUTSIDE

Outside to the front there is a walled front garden with gravelled borders. The rear garden has a patio seating area, is mainly laid to lawn with raised vegetable beds, timber shed, greenhouse, fencing to boundaries and side gated access.



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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