



Althorpe Drive, Loughborough, LE11 4QT

£279,950

An extended three-bedroom semi-detached family home with a recently upgraded boiler (2023) and UPVC double glazing, offering fantastic accommodation throughout.

The property comprises: entrance hall, superb extended lounge/diner, and a well-equipped fitted kitchen with integrated appliances. To the first floor are three bedrooms and a refitted bathroom.

Outside, there is off-road parking to the front and a gated driveway to the side. The large garage is currently used as a games room and utility room. The rear garden features artificial turf and a slabbed patio area.

Viewing is strongly recommended to appreciate the well-presented accommodation on offer.

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Entrance Hallway

Door to the front, Radiator and cupboard under the stairs.

Extended Lounge/Diner

A superb extended room enjoying three radiators, Upvc window to the front and side and Patio doors to the rear garden.

Fitted Kitchen

Upvc window to the side and rear and a door to the rear. An extensive modern range of fitted cupboards and worktops, built in Smeg oven and induction Smeg hob, Built in washing machine, Zanussi dishwasher, built in fridge/freezer, single bowl sink and drainer unit, tiled floor.

First Floor;

Landing

Upvc window to the side and loft access.

Bedroom One

Upvc window to the front, Radiator, and fitted wardrobes.

Bedroom Two

Upvc window to the rear, radiator and built in cupboard with the Ideal combi central heating boiler.

Bedroom Three

Upvc window to the front, radiator, built in cupboard.

Refitted Bathroom

Three piece suite comprising a low level wc, pedestal wash hand basin, panelled bath with electric shower over. Upvc window to the rear and radiator.

Outside

To the front of the property is a block paved driveway providing off road parking for two or three vehicles and leading to a gated side drive

Converted Garage

Presently utilised as a games room and utility area having two Upvc windows to the garden.

Rear Garden

Enjoying a good level of privacy provided by fencing. Artificial turfed garden area and further slabbed patio sitting area.

Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : C

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

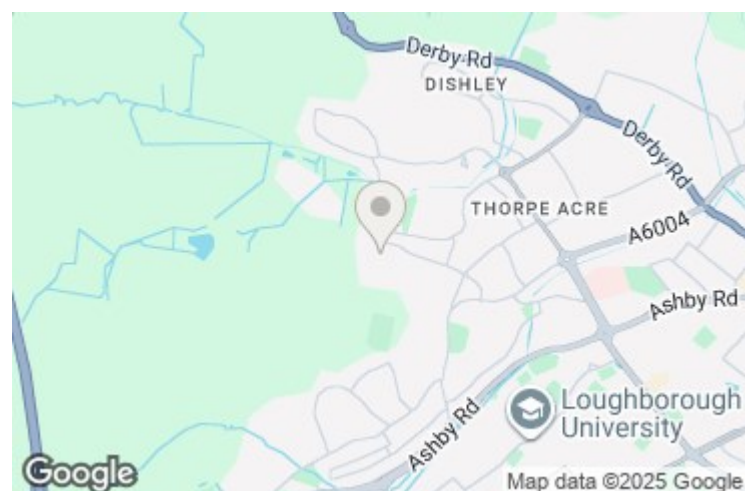
General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.





Floor 0



Floor 1

Approximate total area⁽¹⁾
833 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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