



Cambridge Street,

Loughborough, Leicestershire, LE11 1NL

£150,000



NEWTONFALLOWELL 

HARTLEYS 
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This "beautifully" presented bay fronted two double bedroom turn of the century property boasts a wealth of features after extensive refurbishment and improvement to include replacement double glazing throughout, replastered ceilings at first floor, feature bathroom, refurbished kitchen along with floor coverings and décor. Whilst externally the garden has been landscaped and both outbuildings have been refurbished to create a utility and wc respectively. The full layout in brief comprises of lounge, inner hallway with steps to cellar, dining room with dual fuel stove, kitchen, two double first floor bedrooms (the first floor accommodation is wider than ground floor over the alleyway) and three piece bathroom suite. The location is within easy walking distance of Loughborough town centre, Limehurst school catchment and is a one way street with permit parking. Early viewing recommended to avoid disappointment.

KEY FEATURES TO THE PROPERTY

- Double glazing is 3 three years old
- Composite front entrance Door
- Re Plastered first floor ceilings
- Quality Carpets Installed 9th of July
- Council tax band B
- Condensing boiler is situated in the kitchen

ACCOMMODATION

Replacement composite timber patterned front entrance door with fixed double glazed panel above provides access and natural lighting respectively to the lounge.

LOUNGE

14'9 x 12'3 (4.50m x 3.73m)



"Beautifully" presented the lounge has tonal wall colouring with a focal point of an open fire on a raised slate hearth with metal back and timber surround. The exposed timber floor contrasts with white woodwork and there is original coving and picture rail. The replacement front elevation double glazed bay window has three opening upper lights. The ceiling height of 9'4 provides the feeling of space, a large radiator serves the room and adjacent to the chimney breast a double storage cupboard. Broadband connection and telephone socket and internal door through to the inner hallway.

INNER HALLWAY AND CELLAR

The inner hallway has a door down to the cellar. The cellar is provided with light and discreetly houses the gas and electric meters and ideal for further storage.

DINING ROOM

12'2 x 11'11 (3.71m x 3.63m)



The room has contemporary grey tonal colouring with a feature wall depicting dragonflies. The wood burning stove is on a raised brick hearth with reclaimed timber mantelpiece. A rear elevation replacement double glazed window with cupboard adjacent with shelving and exposed brickwork and is yet another feature. Large radiator serves the room whilst once more the flooring is exposed timber in a light varnish finish. Stairs to the first floor and separate door through to the kitchen.

KITCHEN

11'5 x 6'10 (3.48m x 2.08m)



The kitchen continues the period theme with a quarry tiled floor, the work surfaces are timber with a Belfast sink unit and mixer tap over. Side and rear elevation double glazed replacement windows, wall mounted 'Gloworm' gas central heating boiler, space for a range cooker, radiator, neutral wall decoration and high ceiling.

FIRST FLOOR LANDING



Stairs lead from the dining room to the first floor landing providing access to all first floor rooms, with modern radiator, white paintwork and timberwork with contrasting stripped timber door to:-

BEDROOM ONE

13'6 x 12'1 (4.11m x 3.68m)



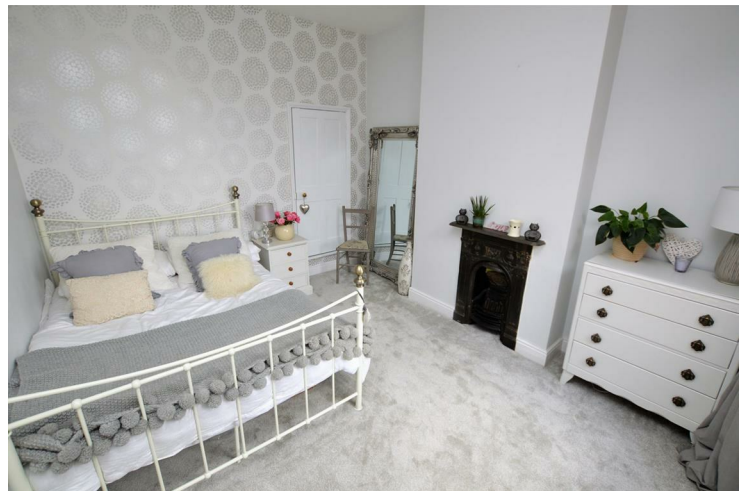
The accommodation at first floor is broader than the ground floor spanning over the side access alleyway. Two front elevation replacement double glazed windows with double radiator beneath, period cast iron grate is a focal point to the room. Built in wardrobe with rail and shelving within, neutral wall decoration with a feature wall depicting peacock feathers.

BEDROOM TWO

12'3 x 10'2 (3.73m x 3.10m)



The second double bedroom has a rear elevation replacement double glazed window with a view over the landscaped garden with radiator adjacent. A cupboard over the stairs and this wall has feature wall paper. A cast iron grate to the chimney breast and multiple electrical sockets.



BATHROOM (rear)



The bathroom doesn't disappoint, having patterned floor tiles, a panelled bath with a Mira electric shower over, a wash stand with

an oblong shaped bowl with chrome mixer tap over and a low level wc - all with tiled splash backs. Polished metal ladder design centrally heated towel rail, airing cupboard discreetly housing the hot water cylinder, replacement obscure glass double glazed window is to the rear.

OUTSIDE



To the front of the property there is brick walling semi encloses the low maintenance forecourt garden which has blue slate chippings and a concrete path leads to the front entrance door via a timber gate. To the left hand elevation a shared alleyway (shared by only two residences) leads to the rear.

At the rear initially there is a paved area with brick walling that has been painted, two attached outbuildings, one has plumbing for automatic washing machine with space for a tumble dryer with work surface and double cupboard and a pitch felted roof with light and power along with a ceramic tiled floor and painted brickwork. The second outbuilding houses a modern wc with sink unit above the cistern and lever mixer tap over, once more there are painted brickwork walls, a double cupboard, pitch felted roof and ceramic tiled floor. Beyond the outbuildings there is coloured stone and central path passing a timber pergola which has blue slate chippings. To the very rear of the garden is further paving whereby this section is enclosed by a mixture of brick walling and timber fencing. Two areas of tree barked sections with a variety of plants and shrubs.



TO FIND THE PROPERTY

From Loughborough town centre proceed along The Rushes and at the traffic lights turn right onto Bridge Street and then pass Limehurst school turning left into Gladstone Street, right onto and immediately right into Cambridge Street (a one way street). The property is then situated on the left hand side as identified by the agents 'For Sale' board.

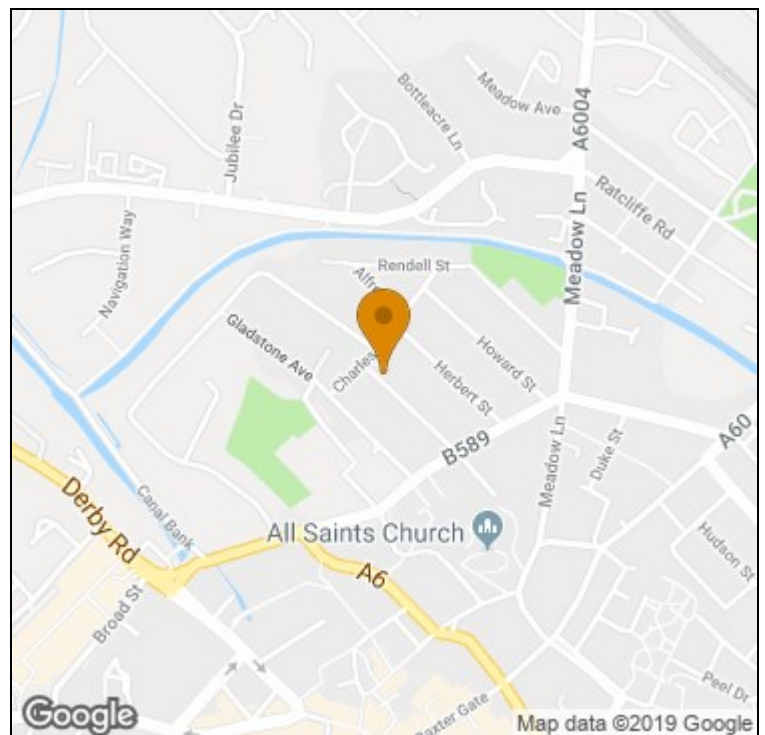
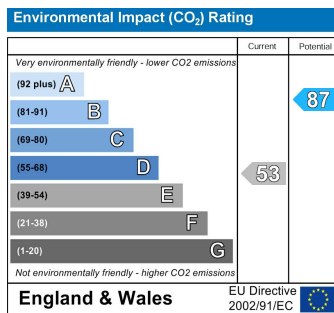
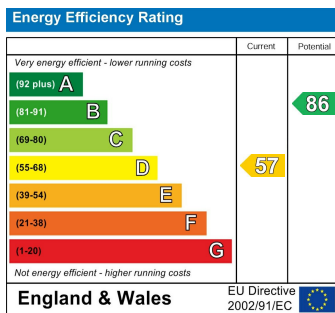
SERVICES, TENURE AND COUNCIL TAX

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





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