



**NICK HUMPHREYS**  
SALES · LETTINGS · STUDENT

SINCE 1986

**Belton Road, Loughborough, LE11 1JB**  
**£184,950**

## Entrance Hall

Upvc door to the front, radiator

## Lounge

Upvc window to the front, feature brick chimney breast and log/ multi fuel burner. Wooden flooring and central heating radiator

## Dining Kitchen

An extensive range of modern fitted cupboards and worktops, ideal central heating radiator, enamel sink unit with mixer taps, upvc window to the side and door to the rear. Fitted dishwasher and washing machine, built in logic oven, gas hob, wooden flooring and walk in pantry.

## Modern Shower Room

Upvc double glazed window to the side and rear, extractor fan, tiled floor and walls, low level wc, wash hand basin, seperate shower cubicle with fitted shower

## First Floor

### Landing

Upvc double glazed window to side and loft access

### Bedroom 1

Upvc bay window to front, fitted wardrobes and radiator.

### En Suite Shower room

wc, wash hand basin and separate shower cubicle.

### Bedroom 2

Upvc window to the rear and radiator

### Bedroom 3

Upvc window to rear, radiator and built in cupboard

## Outside

### To the front

Extensive tarmacadam driveway for 3/4 vehicles

### Car-port

With electric up and over door and covered car standing area

### Rear Garden

small lawn area and patio/ sitting area

### Large workshop/Quadruple garage

With two up and over garage doors, a substantial space with a variety of potential uses, presently used as a workshop/ garage with power and light

### Tenure

Freehold

## Council Tax Band

Charnwood Borough Council

Council Tax Band : B

## Viewings

Please contact Leanne, Louise, David, Henry, Katie, Danni, Ben or Naomi at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

01509 260606 or loughborough@nickhumphreys.co.uk

## 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 Nick Humphreys Estate & Letting Agents, 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 particular general outline offer or contract. Particulars of satisfy them person in this representative

## Hours Of Business

Our office is c 9:30am till 3:30pm

