

# Althorpe Drive

Loughborough, Leicestershire, LE11 4QT



Offered to market with no upward chain and enjoying a fantastic corner plot, this property has many benefits including three bedrooms, low maintenance gardens, detached garage, carport and ample off road parking.

**£230,000 (Offers Invited)**



**John German**

Enjoying a fantastic corner plot and offering plentiful off road parking, this semi-detached family home is offered to market with no upward chain and presents an excellent opportunity for a first time buyer or a growing family.

Set back from the road with attractive gardens to the front, the main door is on the side of the property and opens to the hallway, with stairs rising to the first floor and a door opening to the lounge/diner.

The lounge has a double glazed window to the front aspect, an under stairs storage cupboard and a wall mounted gas fire. This in turn flows through to the dining area which has a double-glazed window overlooking the rear garden.

Off the dining area is the kitchen which is fitted with a range of base and eye level units, work surfaces, stainless-steel sink and integrated appliances including an oven, gas hob and a cooker hood. There is a double glazed window to the side aspect and a door opening to the glazed rear porch.

Upstairs, the landing gives access to three bedrooms (all with fitted storage) and the family bathroom which is fitted with a suite comprising; bath with shower over, wash hand basin and WC.

Externally, the low maintenance rear garden has a patio and a decked area. Being ideal for those who require plentiful off-road parking, there is wide gated access from the road directly to the rear garden and the detached single garage which has an electric roller door to the front, as well as pedestrian access door to the side. The adjacent car port offers further storage.

**Note:** we understand the property is being sold subject to the grant of probate.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/020623

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### Referral Fees

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