## 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)



Enjoying a fantastic comer 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 understairs storage cupboard and a wall mounted gas fire. This in turn flows through to the dining a rea 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 deta ched 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.

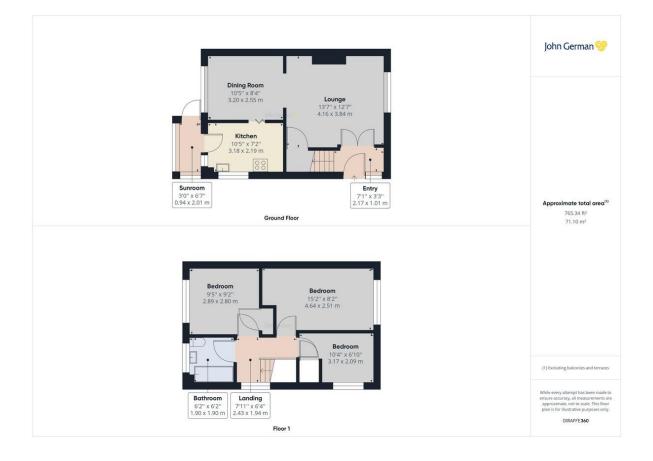
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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

Useful Websites: www.gov.uk/govemment/organisations/environmentagency

Our Ref: JGA/020623

Local Authority/Tax Band: Charnwood Borough Coundl / Tax Band C

















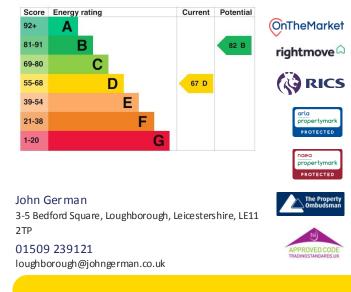


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR More relief. Money Limited

Money Limited. Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that wereceive on average £150 per referral. Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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