

Main Street

Rempstone, LE12 6RH

John German



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Loughborough, , LE12 6RH

Guide Price £165,000

Located in this highly desirable village and offering a fantastic opportunity for first time buyer or investor, this charming character property benefits from having no upward chain.

Set within the village of Rempstone, approximately 4.5 miles outside of Loughborough, this charming and characterful property is as ideal for those looking to take their first step on to the property ladder as it is for an investor. Offering road links to Nottingham, Leicester and Derby, there is also convenient access to Loughborough train station, just over 4 miles away.

The property benefits from a communal courtyard garden, along with an allocated parking space. Additional on street parking is also available just a just distance away.

The front entrance door leads into the lounge, with wood effect laminate flooring running through, access to the kitchen, stairs rising to the first floor and a fireplace offering a focal point to the room. Natural light floods in through the double glazed window at the front, with the beams to the ceiling a reminder of impressive character this cottage offers.

Continuing through, the breakfast kitchen incorporates a range of both eye level and base storage units, with solid wood work surfaces. The property benefits from integrated appliances including a fridge/freezer, oven, gas hob, extractor and inset sink with mixer tap. Additional undercounter space with plumbing is offered for a washing machine, with there also being a double glazed window to the rear and door opening out.

Completing the ground floor is a useful understairs storage cupboard.

Upstairs, the landing is generously proportioned, having a double glazed window to the rear aspect, and doors off to the two double bedrooms, family bathroom, and storage cupboard.

As well as having a double glazed window to the front, bedroom one benefits from integral storage with there being a cupboard over the stairs.

The adjacent second bedroom is again well proportioned, with a similar aspect looking out to the front of the property.

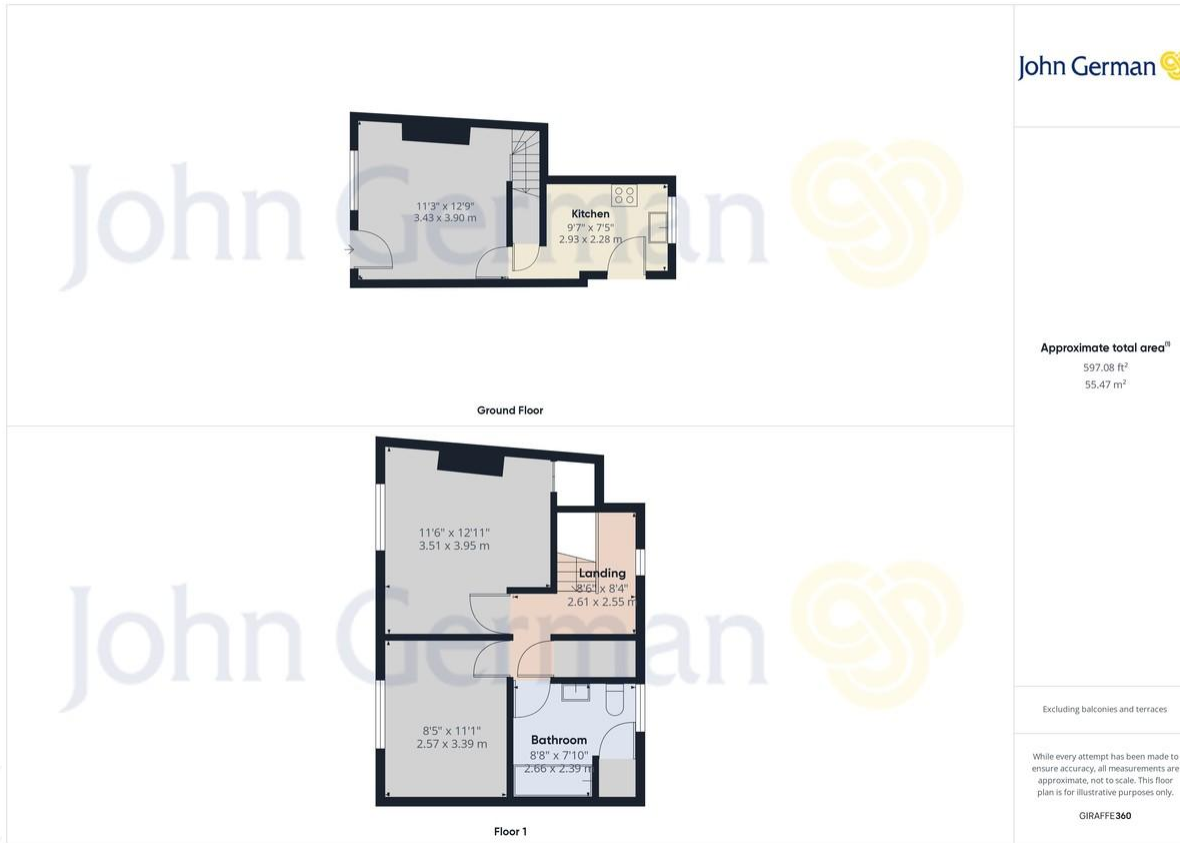
These are serviced by the family bathroom, being part tiled and having a white suite, with bath and overhead shower, low level WC and pedestal hand wash basin. There is a radiator/towel rail and airing cupboard which houses the central heating boiler as well as providing storage space.

Externally, the low maintenance rear courtyard is shared with the surrounding properties, with there being two useful brick built storage sheds.

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







Agents' Notes

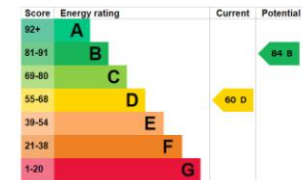
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