

Perry Grove

Loughborough, LE11 2NH



An immaculately presented terraced property is full of features including a renovated kitchen, conservatory, parking space and additional off road parking for two cars. Ideally located on a quiet street in close proximity to local schools, university and eateries and having fantastic public transport routes.

£210,000

John German

As you pull up to the home you will see a gravel drive with parking for one car and a coloured composite front door. There is also additional parking for two cars to the left of the row. Through the front door you enter the main hall with a staircase to the first floor. On your left is the front facing lounge that has laminate flooring, neutral décor and a feature gas fireplace.

Next is the kitchen which has been refitted with a stylish range of high gloss units with complementary countertops and built-in appliances to include gas hob, newly fitted electric oven and integrated fridge/freezer. There is a bonus breakfast bar for added workspace and functionality and modern tiled splash backs. An under stairs cupboard provides additional storage space.

Leading off the kitchen is the conservatory which provides direct access to the rear garden which has a newly paved patio with shaped lawn and a gravel path leading to a further paved seating area.

On the first floor there are two bedrooms and a bathroom. The main bedroom is generous in size and features neutral décor and an airing cupboard housing the gas boiler, whilst the light and bright second bedroom features neutral décor and carpets and would make an ideal children's bedroom or home office.

The family bathroom has feature contemporary wall tiling and a suite comprising shaped bath with overhead electric shower, sink and WC.

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

Property construction: Brick

Parking: Off road parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

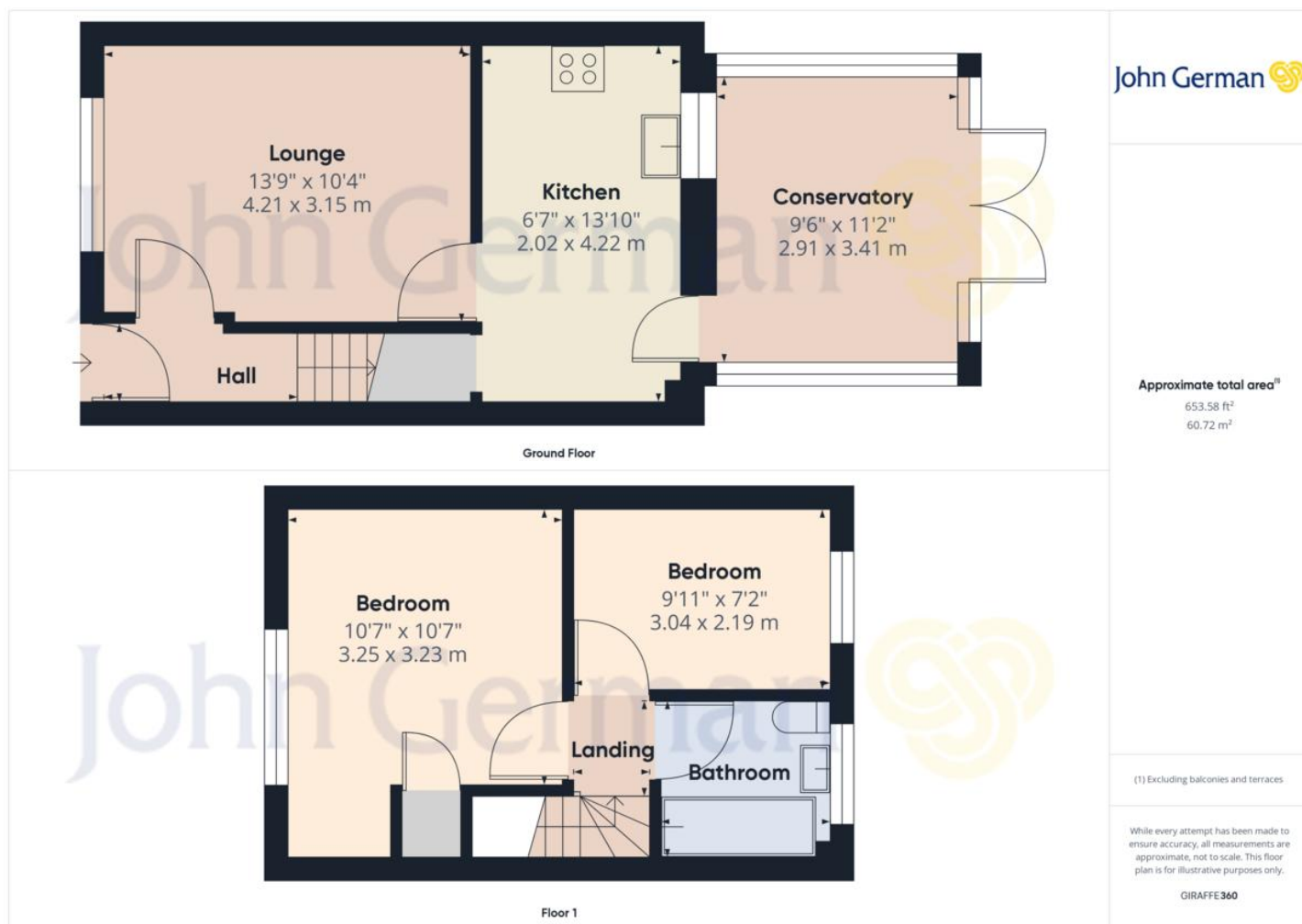
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18042024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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