



## 35 Carington Street, Loughborough

£220,000 Freehold

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Opening into a newly carpeted L-shaped hallway, the two spacious bedrooms are conveniently located at the front of the home, with both benefitting from west-facing windows to capture the evening sun, as well as newly-laid carpet again. The master bedroom features a large integrated wardrobe, with a number of intelligent storage solutions within.

The living room is located further into the home, and benefits from a large glazed patio door, which both floods the space with sunlight and provides access to the notably spacious conservatory, which benefits from underfloor heating. Additionally, the living room houses a chimney breast with feature fireplace, creating a homely atmosphere for all to enjoy.

Again sited at the rear of the home, the kitchen is a fantastic benefit to the property, with modern cabinetry throughout, whilst still retaining the charm of the original tiled floor. The kitchen is served by a nearly-new integrated oven with gas hob above, as well as an integrated dishwasher, fridge and freezer.

Finally, the internal accommodation is completed by the recently re-fitted bathroom, which is equipped with a large walk-in shower, wash basin and W.C.

Externally, the property benefits from off-road parking for at least two cars, as well as gardens to the front and rear.

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with a well-serviced rail network, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order. It should not be assumed that items shown in our photographs are included in the sale of the property. Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only. Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving license along with a recent utility bill to confirm residence. These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property. We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively. We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





**Entrance hall**

**Shower room**

**Kitchen**

11' 5" x 8' 11" (3.48m x 2.73m)

**Conservatory**

19' 2" x 6' 10" (5.84m x 2.09m)

**Lounge**

11' 10" x 11' 6" (3.61m x 3.50m)

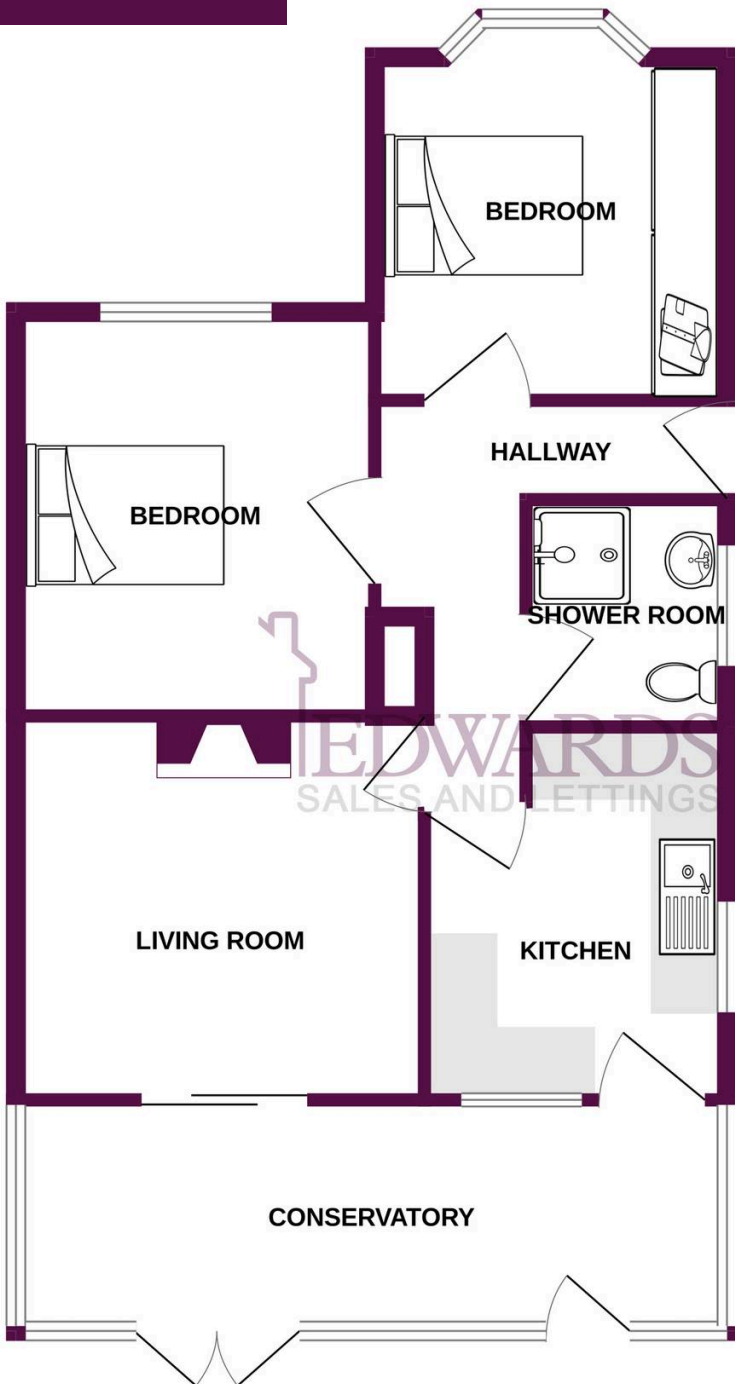
**Bedroom one**

11' 9" x 10' 4" (3.58m x 3.14m)

**Bedroom two**

10' 5" x 9' 11" (3.18m x 3.03m)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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