



23 Heathcoat Street, Loughborough

A simply stunning, two double bedroom Victorian home in walking distance of the fine range of facilities in the town centre including library, Queens park for relaxing afternoons & various eateries & coffee shops - the property is offered in excellent order throughout having been much improved by the present owners. The GCH & DG living spaces also include two reception rooms & re-fitted kitchen & bathroom plus a lovely courtyard garden ideal for entertaining. A home that needs to be viewed!.

£179,950

GENERAL INFORMATION

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

Loughborough also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

EPC RATING

An EPC assessment exists for this property with the rating E. For a full copy of the report visit www.EPCRegister.com and search using the postcode of the property.

FRONT FORECOURT GARDEN

Mainly gravelled for ease of maintenance with low-level block walling and access-way at the property's left-hand side to the rear garden. Pathway and uPVC double-glazed door and matching side window leads internally to:

ENTRANCE PORCH

With uPVC door to the front and internal timber door leading inwards to:

FRONT LOUNGE

3.42m x 3.58m max (11'3" x 11'9" max)
With cornice to ceiling, picture rail and ceiling rose, double radiator, exposed floorboards, feature solid fuel fire with Victorian Fireplace with timber mantelpiece and tiled inserts plus window seat to the uPVC double-glazed box bay window.



INNER LOBBY

0.86m x 0.86m (2'10" x 2'10")
With door and staircase leading off and down to the cellar which provides excellent storage. Open-way leading to the rear reception room.

CELLAR

3.47m x 3.32m (11'5" x 10'11")
With brick steps leading down, with lighting and appears to be dry therefore useable for storage.

REAR DINING ROOM

3.6m x 3.7m (11'10" x 12'2")

With uPVC double-glazed french doors leading to the rear garden, feature solid fuel fireplace, double radiator, picture rail and coving, with ceiling light point and door off to stairwell leading to the first floor accommodation. Additional open doorway leads rearwards to:



RE-FITTED KITCHEN

3.02m x 2.05m (9'11" x 6'9")

In galley-style with modern, clean lined units at either side and with space for fridge/freezer, In-built oven, hob and extractor hood plus sink with drainer, washing machine space, tiled floor and uPVC door and window to the property's side elevation.



FIRST FLOOR LANDING

Accessed via the aforementioned staircase from the corner of the rear reception room and with coved ceiling to part, two ceiling light points and access doors off to both double bedrooms and the bathroom.

MASTER BEDROOM

3.62m x 3.43m (11'11" x 11'3")

With fitted wardrobes to either side of the chimney breast, double radiator, ceiling light point, exposed floorboards and uPVC double-glazed window to the front elevation.



BEDROOM TWO

3.07m x 3.7m (10'1" x 12'2")

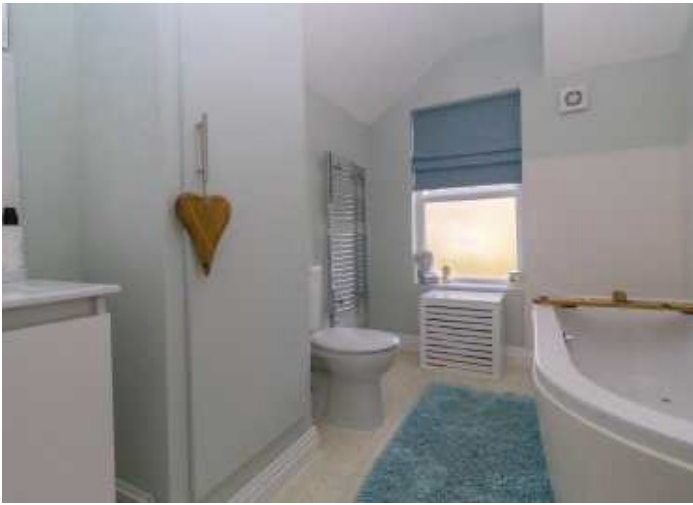
With additional built-in wardrobe to corner which contains loft access hatch, coved ceiling with light point and central heating radiator plus uPVC double-glazed window to the rear elevation.



BATHROOM

3.01m x 2.06m (9'11" x 6'9")

With three-piece white modern refitted suite comprising shower cubicle with extractor fan and full-height tiling to walls with thermostatic shower unit, close-coupled WC with push button flush and washbasin with monobloc mixer tap, tiled surround and storage beneath, wall mirror, built-in cupboard housing the property's Worcester combi-boiler, chrome-finish towel radiator, ceiling light point and obscure uPVC double-glazed window to the rear elevation.



REAR GARDEN

Accessed via a gated entryway outside water tap to the immediate rear and almost entirely paved for easy maintaining with brick-built outside stores to the immediate rear and with walling and fencing to the boundaries providing a high degree of privacy - a great space for entertaining and whiling away the hours on a lazy weekend*

*Subject to availability of lazy weekends.







Directions

Heathcote Street is best approached from Frederick Street which is accessed directly from the A512 Ashby Road in Loughborough, near to the Sainsbury superstore. Head south-bound away from the A512 traffic light junction to wards Browns Lane and Queens park and Heathcote Street is the 2nd turning on the right with the property itself also found on the right-hand side to be identified by our For Sale board.

Making an Offer

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Property Information Questionnaire

The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

Important Information

Although we endeavor to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor. All floor plans and/or measurements shown/quoted are believed to be within 5% but must not be relied upon - purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.

Floor Plans

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only.

Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

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