



Bottleacre Lane | | Loughborough | LE11 1JQ

Asking price £179,950





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Featuring a stunning, re-furbished interior, benefitting from GCH and Upvc DG, this large extended mid-townhouse offers spacious accommodation with two reception rooms, utility, kitchen, w/c and conservatory. To the first floor are two bedrooms and a bathroom. There is off road parking and a large garden to the rear. This would make an ideal first time buy or downsize.

- Re-furbished Mid Town House
- Two Double Bedrooms
- Two Receptions Rooms
- Ground Floor W/C
- Large Garden and Driveway
- Popular Location
- Extended Accommodation
- Re-Fitted Kitchen
- Conservatory
- No Upward Chain

#### Entrance Hall

With Upvc front door and staircase rising to the first floor.

#### Lounge

A large lounge with bay window and laminate flooring.

#### Dining Room

With window to the rear, understairs cupboard and access to -

#### Utility Room

Fitted with a range of storage units, wall mounted boiler, sink unit and drainer and space for washing machine.





"Set in a popular area"



### Kitchen

Featuring a vast range of modern wall and base mounted units with ceramic sink unit and drainer, integrated dishwasher, cooker, laminate flooring and a lovely lantern window above.

### Conservatory

Constructed of brick base and a UPVC framework with French doors to the garden.

### W/c

Fitted with a two piece suite comprising wash hand basin and w/c.

### First Floor Landing

With loft access and access to all rooms.

### Bedroom 1

A large double bedroom with laminate flooring and a large bay window to the front elevation.

### Bedroom 2

A spacious bedroom with window to the rear.

### Bathroom

A large bathroom with three piece suite comprising bath with shower over, wash hand basin and w/c. There is a window to the rear and laminate splashbacks to the walls.

### Outside

The property has a driveway to the front, shared side access passage and a large rear garden.

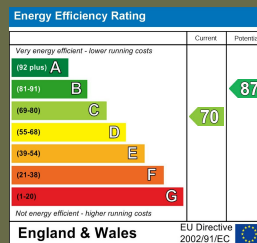
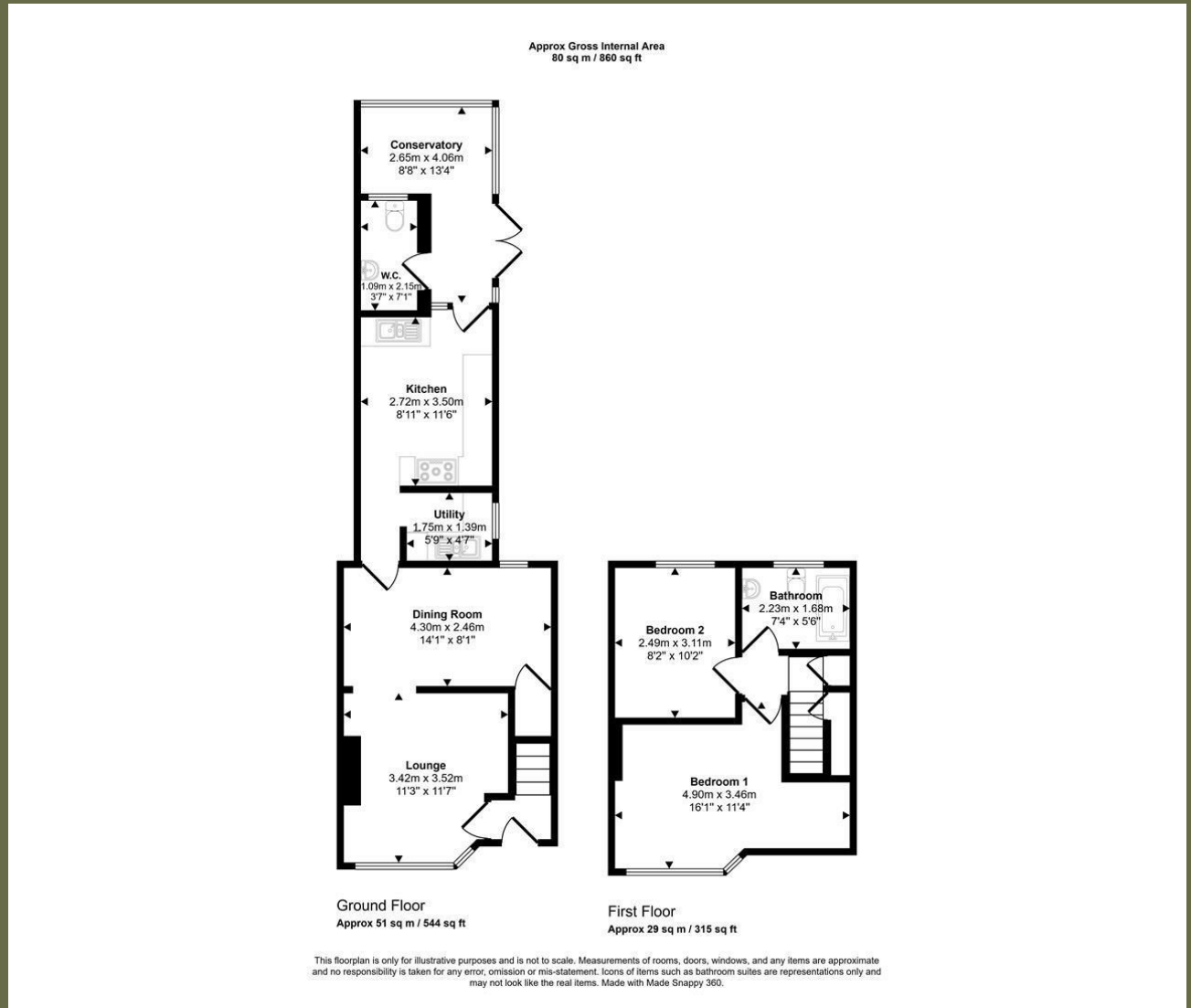
### The Area

The property sits in a position only 15 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby and picturesque walks along the nearby Canal and into nearby open countryside.

### Extra Information

To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>  
Since a flood incident in Jan 2024, the property has had various flood defences fitted, The property may not be suitable for landlord purchasers, please contact us for more details.



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