

Coltman Drive | | Loughborough | LE11 1FP

Asking price £199,950

RICHARD HARRISON
ESTATE AGENTS & VALUERS

Coltman Drive |

Loughborough | LE11 1FP

Asking price £199,950

Situated close to various amenities and the town centre of Loughborough, this modern two-bedroom semi-detached home offers well-presented accommodation ideal for first-time buyers, couples or downsizers. The property features a spacious lounge, a contemporary fitted dining kitchen, a convenient downstairs WC, and two generous double bedrooms served by a modern bathroom. Outside, there is a private enclosed rear garden and off-road parking allocated for a single vehicle. Ideally located within easy reach of Loughborough town centre, the railway station, local amenities and excellent transport links, this is a fantastic opportunity to acquire a stylish, low-maintenance home in a sought-after residential location.

- Superbly Presented Property
- Popular Location
- Walking Distance to Amenities
- Lounge with French Doors
- Large Dining Kitchen
- Two Double Bedrooms
- Large Modern Bathroom
- Low Maintenance Garden
- No Upward Chain
- Contact Us To View!

Entrance
The property is entered beneath a canopy storm porch through composite front door into the dining kitchen.

Dining Kitchen
A particularly spacious dining kitchen with an ample range of contemporary wall and base mounted utility units finished in a contemporary high gloss laminate frontage with integrated handle design and square edge laminate working tops. There is also an integrated dishwasher and washing machine, built-in electric oven, gas hob and extractor hood above, built-in fridge and freezer useful storage cupboard and high-quality tiled flooring.

Lounge
Featuring ample space for living and dining room furniture with window and French doors to the rear out into the garden.

W/c
A two piece suite with a wash hand basin and a low level flush W/c.

First Floor Landing
Ascending from the kitchen and providing access to-







"Superbly Presented Throughout"











Bedroom 1
A spacious double bed room with a window to the front.

Bedroom 2
A large double bedroom with a window to the rear.

Bathroom
A three piece suite comprising bath with shower over, wash hand basin and low level flush W/c.

Outside
There is a block paved front garden, with shrubs. To the rear there is a paved patio, lawn and shrubs, to the rear of the garden is a gate to the designated off road parking space for a single vehicle.

The Area
The property sits in a popular position with the picturesque 'Charnwood Water' nearby which is a popular recreational spot for birdwatchers and dog walkers alike. Its 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 Canal and into nearby open countryside.

Important Information
The Vendors have informed us there is a single parking space within the communally accessed car parking area to the rear, which is allocated for use of the property for sale. There is an annual service charge, currently at £122.73. All details to be checked and verified by your conveyancing solicitor.

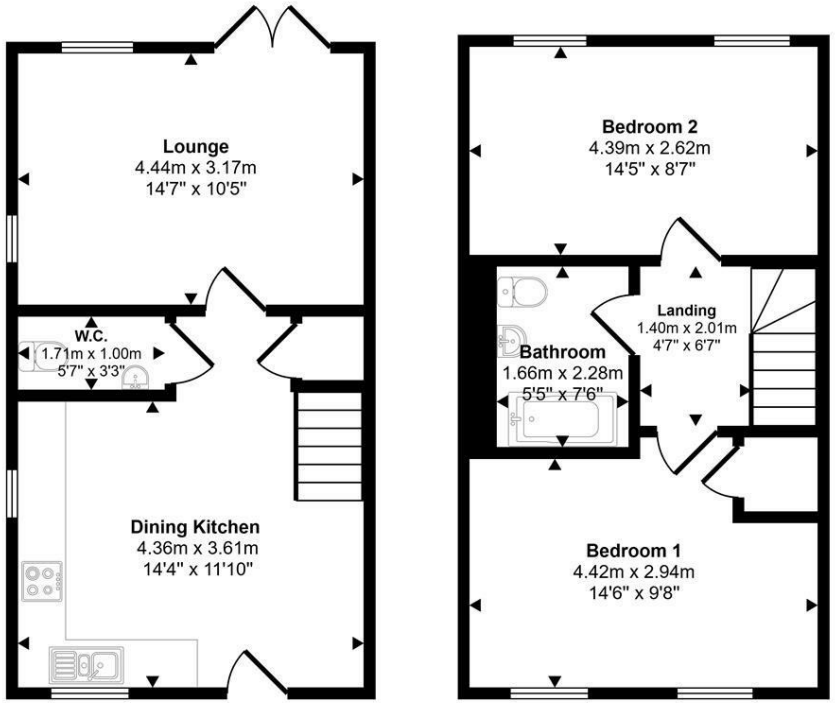
Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: 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
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.







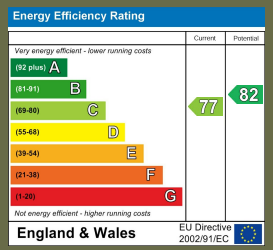
Approx Gross Internal Area
71 sq m / 764 sq ft



Ground Floor
Approx 35 sq m / 380 sq ft

First Floor
Approx 36 sq m / 384 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk