



Clumber Close | | Loughborough | LE11 2UB

£219,950



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ESTATE AGENTS & VALUERS



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Set in a lovely position, tucked away on a private section off Clumber Close, this immaculately presented end townhouse offers spacious living on a good end of row garden plot. The property would ideally suit first time buyers/downsizers and has a single allocated off road parking space to the front. There is GCH and Upvc DG, with a generously sized, mature garden. The accommodation comprises entrance hall, w/c, living room and first floor landing with two bedrooms and bathroom. No Upward Chain.

- Modern End Townhouse
- Generous End of Row Garden Plot
- Fitted Kitchen
- Large Living Room
- Single Allocated Parking Space
- Lovely Tucked Away Position
- Two Bedrooms
- Ground Floor W/c
- GCH and Upvc DG
- No Upward Chain

#### Entrance Hall

With front door and a staircase rising to the first floor landing.

#### W/c

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

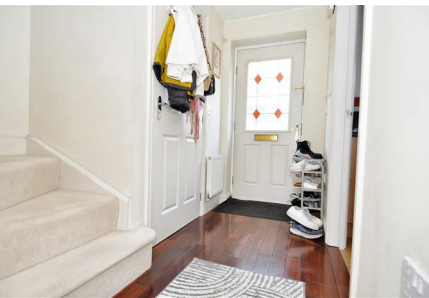
#### Kitchen

Fitted with a range of wall and base units with integrated electric oven, gas hob and extractor hood. There is space for washing machine and fridge/freezer. There is cupboard housing the wall mounted gas central heating combi boiler.





"Set in a lovely tucked away position"



## Living Room

A large living room with ample space for living and dining furniture. There is a patio door to the rear and a useful understairs cupboard.

## First Floor Landing

### Bedroom 1

A spacious double bedroom with ample room for furniture and a built in storage cupboard."

### Bedroom 2

A spacious bedroom currently used as a study, with ample room for a bed.

## Bathroom

Fitted with a three piece suite comprising w/c, wash hand basin and bath with shower over.

## Outside

A lovely plot, with a tucked away approach off Clumber Close, onto a private drive just supplying access to a few houses. The property has a lovely front garden and gated side access. To the rear is a patio, shed and a mature garden with lawn and planted borders. There is a single allocated parking space to the front, in addition to two designated visitor parking spaces to be shared with the immediate neighbours.

## The Area

This property is situated on the 'Fairmeadows' development, a popular and well regarded residential area with a variety of homes. Outwoods Edge primary school is OFSTED rated 'GOOD' and Woodbrook Vale secondary school is a short distance away. The nearby town centre offers a vast range of national and independent stores, as well as the Loughborough Midland Mainline railway station with direct link to London St Pancras in as little as 1hr40mins.

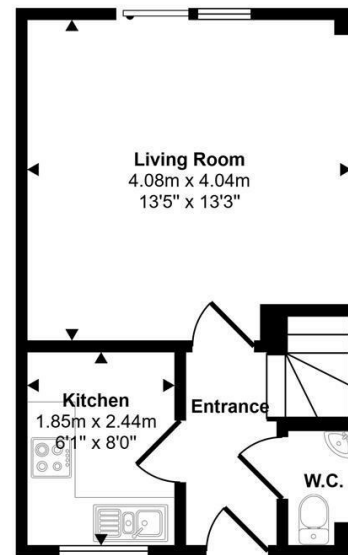
## Extra Information

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)

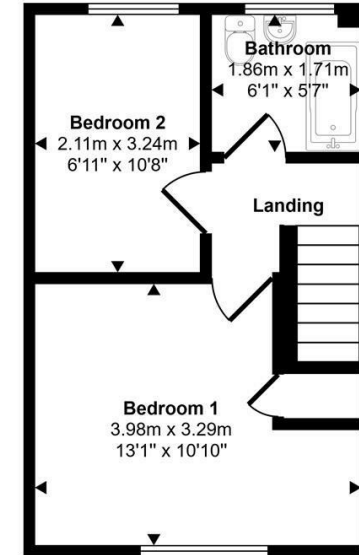
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Approx Gross Internal Area  
54 sq m / 580 sq ft

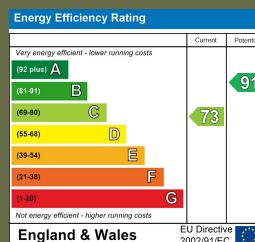


Ground Floor  
Approx 27 sq m / 289 sq ft



First Floor  
Approx 27 sq m / 291 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.



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