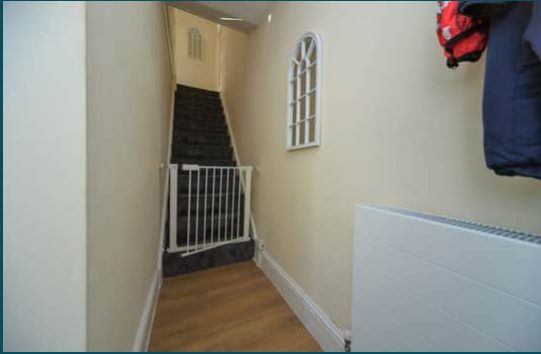




88 Kings Avenue, Loughborough LE115HY

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### Property at a glance:

- Semi detached home
- Three bedrooms
- Gas central heating and double glazing
- Spacious lounge
- Kitchen diner
- Family bathroom
- Rear garden
- Situated close to amenities in Loughborough's centre

**£225,350 Freehold**



A spacious three bedroom semi detached home situated in this popular location with amenities and shops within walking distance and a wider range of amenities within Loughborough's well served town centre which is less than 1 mile away. The property has modern gas central heating with a combi boiler and UPVC double glazing on a generous plot and having accommodation to include entrance hall, spacious lounge and kitchen diner, three bedrooms and bathroom. Motivated vendors!

### AREA 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 has been carried out on this property with the resulting rating F. For a copy of the full report visit [www.EPCRegister.com](http://www.EPCRegister.com) and

search for the property using the postcode.

### FRONTAGE

The property's frontage is laid to stone for ease of maintenance with random stone walling and wrought iron access gates to the front boundary. A gated accessway to the right hand side provides access to the rear garden.

### HALL

2.30m x 1.25m (7' 7" x 4' 1") Having UPVC double glazed door to front, double panelled radiator and light oak effect laminate floor, staircase to the first floor, ceiling light point and door at the side to:



## LOUNGE

4.53m x 4.19m (14' 10" x 13' 9") Into bay with feature fireplace and living flame fire, wall and ceiling light point, UPVC double glazed bay window to front, double radiator, light oak effect timber laminate floor and door leading through to:

## KITCHEN/DINER

5.20m x 2.97m (17' 1" x 9' 9") Having a dual aspect with UPVC double glazed windows to side and rear, braced timber door with bullseye window inset to the rear elevation, wall mounted

Worcester combi boiler, fitted base and eye level units for storage, rolled edge work-surfaces and space for appliances including four ring hob, extractor and tiled splashback, under-stairs cloaks/store, additional built in meter cupboard, double radiator to the dining area and two pendant light points.

## FIRST FLOOR LANDING

2.63m x 2.13m (8' 8" x 7' 0") With ceiling light point and obscure UPVC double glazed window to the side elevation, spindle balustrade overlooking the stairwell and doors off to all three bedrooms and the bathroom.

## MASTER BEDROOM

4.05m x 2.96m (13' 3" x 9' 9") With chimney breast intrusion and fitted three door wardrobes, ceiling light point, UPVC double glazed window to front and central heating radiator.

## BEDROOM TWO

3.28m x 2.95m (10' 9" x 9' 8") With timber laminate floor and UPVC double glazed window to the rear elevation, built in storage to one entire wall, loft access hatch, ceiling light point and central heating radiator.

## BEDROOM THREE

2.62m x 2.14m (8' 7" x 7' 0") A good sized single bedroom with laminate floor, central heating radiator, ceiling light point and UPVC double glazed window to the front elevation.

## BATHROOM

1.79m x 1.73m (5' 10" x 5' 8") With three piece suite comprising panelled bath with shower/mixer, pedestal wash-basin and close coupled WC, Chrome finish towel rail and Upvc double glazed window to the rear elevation.

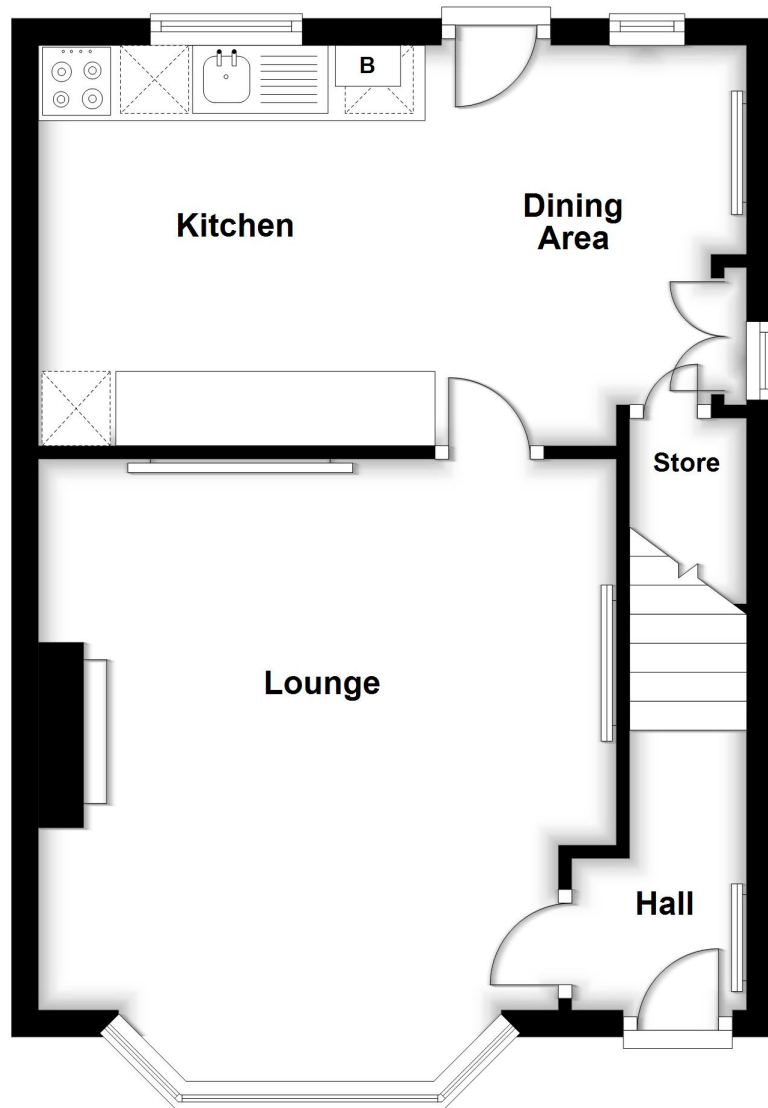
## REAR GARDEN

The rear garden has a canopied porch to the immediate rear and is a generous size and has a sunny south facing aspect with a paved patio to the immediate rear and is otherwise laid to lawn with an outside water tap and un-overlooked aspect from the rear.



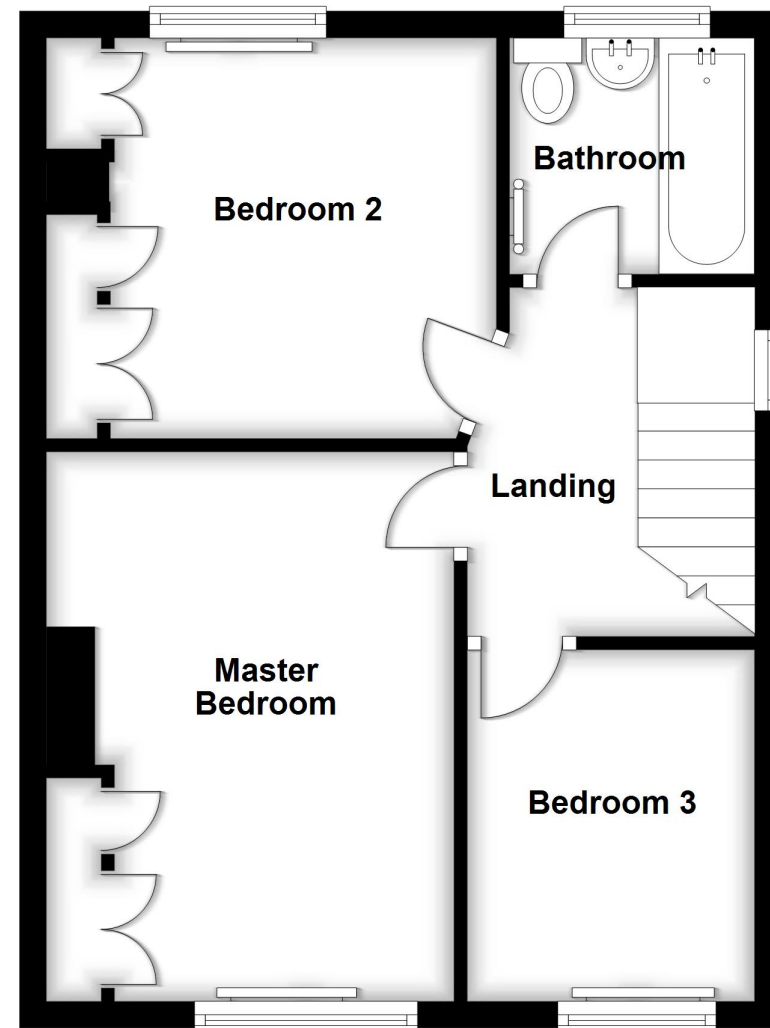
## Ground Floor

Approx. 403.2 sq. feet



## First Floor

Approx. 395.9 sq. feet



**IMPORTANT:** All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

