



11 Bampton Street, Loughborough

Leicestershire, LE11 2DR

MOORE  
& YORK



### Property at a glance:

- Character terrace home
- Two bedrooms
- Two reception rooms
- Modern kitchen
- First floor bathroom
- Many original features
- Manageable Gardens
- Situated close to amenities in Loughborough's centre
- No upward chain

**£213,500 Freehold**



Re-offered for sale; A spacious two double bedroom, centrally heated and double glazed home in this sought after location which is within easy walking distance of the wide range of amenities in the town centre, the University and College campuses and Loughborough Endowed Schools yet offering a quiet and tucked away feel. Beautifully presented throughout, the property also offers two good sized reception rooms, a lovely kitchen and spacious modern bathroom as well as a private well stocked garden and two outbuildings.

### 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 D. 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 frontage has a walled forecourt which is gravelled for ease of maintenance. To the right hand side, a shared gated entryway gives access to the rear garden.





## FRONT LOUNGE

3.52m x 3.44m (11' 7" x 11' 3") Having walk in UPVC double glazed box bay window to the front elevation, panelled timber door with glazed top light, recessed fireplace with adjacent built in double cupboard and shelving, cornicing, central heating radiator and ceiling light point. A door at the rear of the room leads through to:

## INNER LOBBY

With ceiling light point and access to under-stairs storage which has shelving and is ideal for everyday storage such as cloaks etc.

## REAR RECEPTION ROOM

3.77m x 3.51m (12' 4" x 11' 6") Having a beautiful glazed tiled art deco fireplace surround with oak mantle, timber effect flooring and open-doorway with staircase rising off to the first floor, ceiling light point, central heating radiator and UPVC double glazed window to the rear elevation.

## KITCHEN

2.99m x 1.91m (9' 10" x 6' 3") With original full height crockery cupboard, additional cupboard housing the modern central heating boiler, ample

work-surface space with additional storage units and drawers, in-built electric Bosch fan oven, separate four ring Neff gas hob, single drainer brushed steel sink with swan neck mixer, attractive tiled floor, ceiling light point and UPVC double glazed window plus half glazed entrance door with matching top light over to the side elevation.

## FIRST FLOOR LANDING

4.76m x 2.80m (15' 7" x 9' 2") An L shaped space with loft access hatch having pull down loft ladder leading to the boarded loft space, ceiling light point and doors off to both double bedrooms and the bathroom.

## MASTER BEDROOM

3.93m x 3.43m (12' 11" x 11' 3") Having chimney breast with cast iron fireplace, adjacent shelving, ceiling light point, double radiator and two sash cord style, sealed unit double glazed windows to the front elevation.

## BEDROOM TWO

3.77m x 3.01m (12' 4" x 9' 11") Having UPVC double glazed window to the rear, ceiling light point and central heating radiator, built in over-stairs closet to corner and chimney breast

with cast iron fireplace inset.

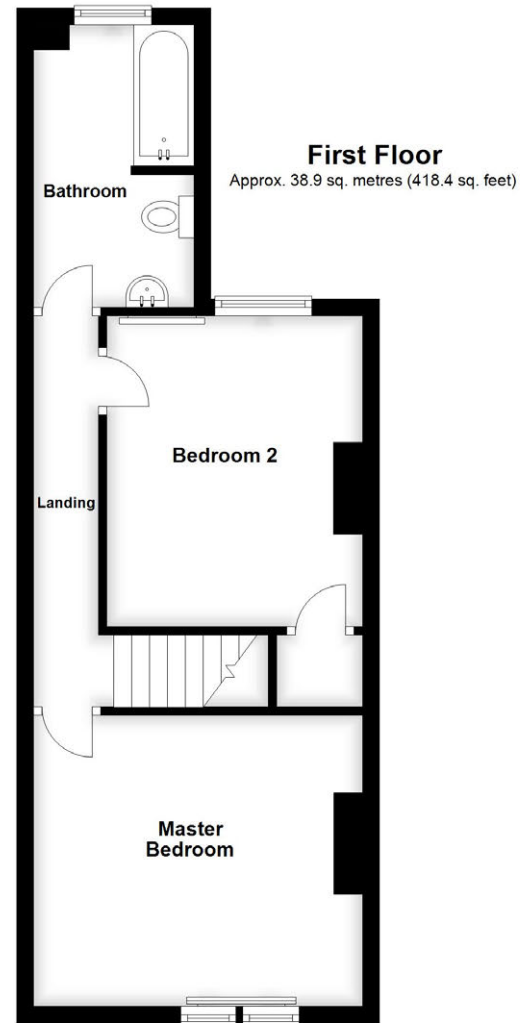
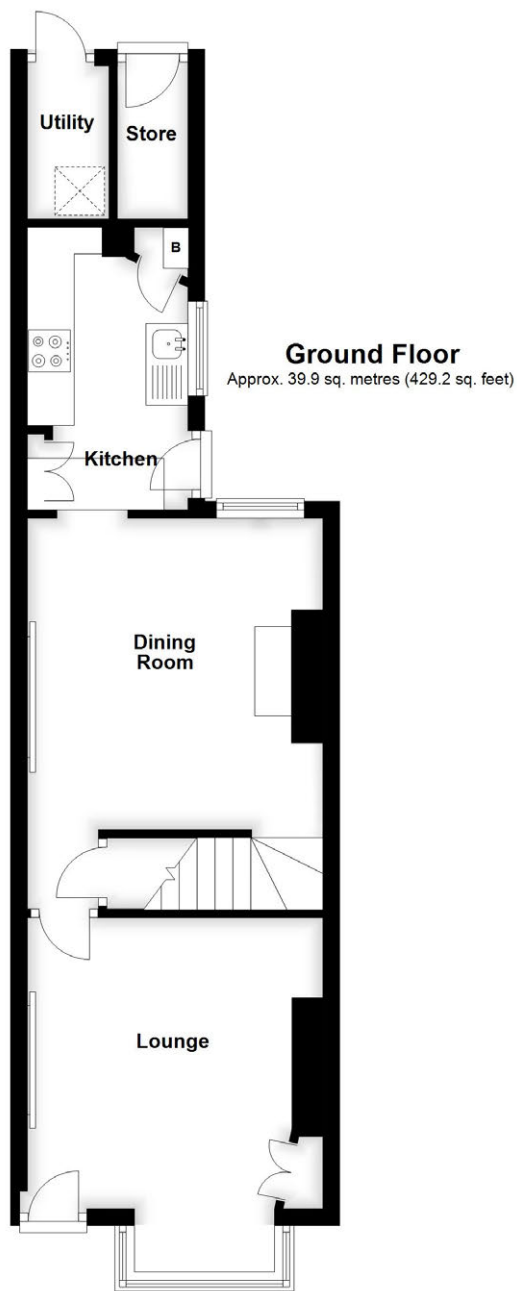
## FAMILY BATHROOM

3.33m x 1.91m (10' 11" x 6' 3") A spacious room with three piece white suite comprising panelled bath with fully tiled surround and shower, pedestal wash basin with tiled splash back and close coupled WC with push button flush. Central heating radiator, ceiling light point, extractor fan and obscure UPVC double glazed window to the rear elevation.

## REAR GARDEN

The rear garden is paved to the immediate side and rear creating outside seating space and the remainder of the garden having a lawned area with a good variety of planting to border, there is also an outside tap and walling to either side. Attached to the rear of the house are two outbuildings, one of which is a former WC and now a useful garden store, the other is used for utility space with plumbing for washing machine. Both have lighting.





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

