



10 Bampton Street, Loughborough LE112DR

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Property at a glance:

- Period terrace property
- Two double bedrooms
- Two reception rooms
- Re-fitted kitchen
- First floor bathroom
- Rear garden
- Many original features
- Situated within easy reach of the town centre and amenities

£209,950 Freehold



A well presented and spacious two double bedroom period property situated in this highly sought after location within walking distance of the wide range of amenities within Loughborough's town centre, the endowed school campuses and travel routes. The property offers two good size reception rooms, many original features, modern kitchen and bathroom and enclosed rear garden.

AREA INFORMATION

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

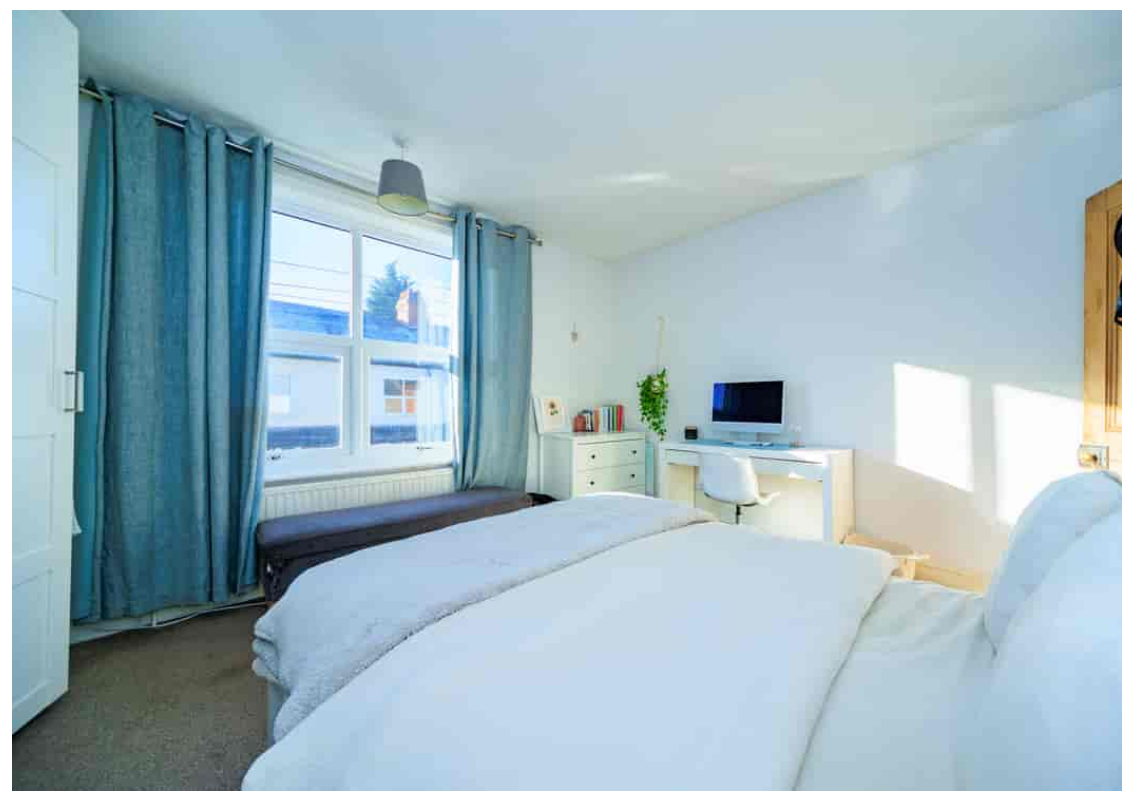
Loughborough also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

EPC RATING

An EPC Assessment has been carried out on this property with the resulting rating E. For a copy of the full report visit www.EPCRegister.com and search for the property using the postcode.

FRONT FORECOURT

With walling to the boundaries and blue slate chippings, bedding plants and gated entry from the Bampton Street boundary. A timber panelled door gives internal access to:





FRONT RECEPTION ROOM

3.42m x 3.48m (11' 3" x 11' 5") With timber effect flooring and large central heating radiator, cornicing and ceiling light point, feature fireplace surround, double cupboard to side containing the utility installation and UPVC double glazed bay window to the front elevation. An internal braced and stripped door leads to:

INNER LOBBY

Giving access to cloaks/storage and an open-way to:

REAR RECEPTION ROOM

3.72m x 3.47m (12' 2" x 11' 5") Used for both dining and day to day seating, this spacious room offers flooring to complement the front reception room, large central heating radiator, ceiling light point and UPVC double glazed window to the rear. Door and stairwell rising to the first floor and internal braced stripped door leading to:

KITCHEN

4.25m x 2.03m (13' 11" x 6' 8") Attractively fitted with shaker style base and eye level units, roll edge work-surfaces, stainless steel sink with drainer and mixer, four ring induction hob, integrated AEG fan oven, space for washer, dryer and under counter fridge, wall mounted modern Ideal combi boiler, UPVC double glazed window and door to side, ceiling light point and a separate area to the rear of the room having additional storage to wall and floor, wall light point and window to side elevation.

FIRST FLOOR LANDING

With two pendant light points, smoke alarm, doors give access to both double bedrooms and via a single step down at the rear to the spacious bathroom.

MASTER BEDROOM

3.87m x 3.44m (12' 8" x 11' 3") Having a cast iron fireplace, ample room for furniture, ceiling light point, central heating radiator and four panelled UPVC double glazed window to the front.

BEDROOM TWO

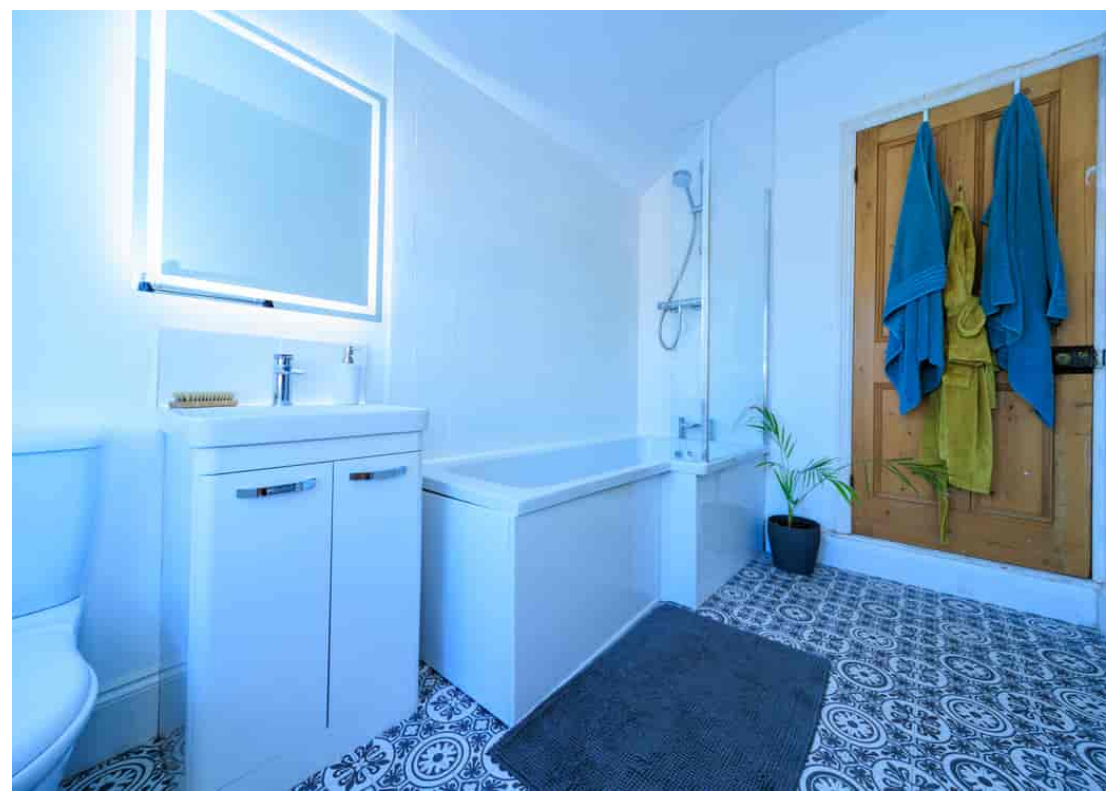
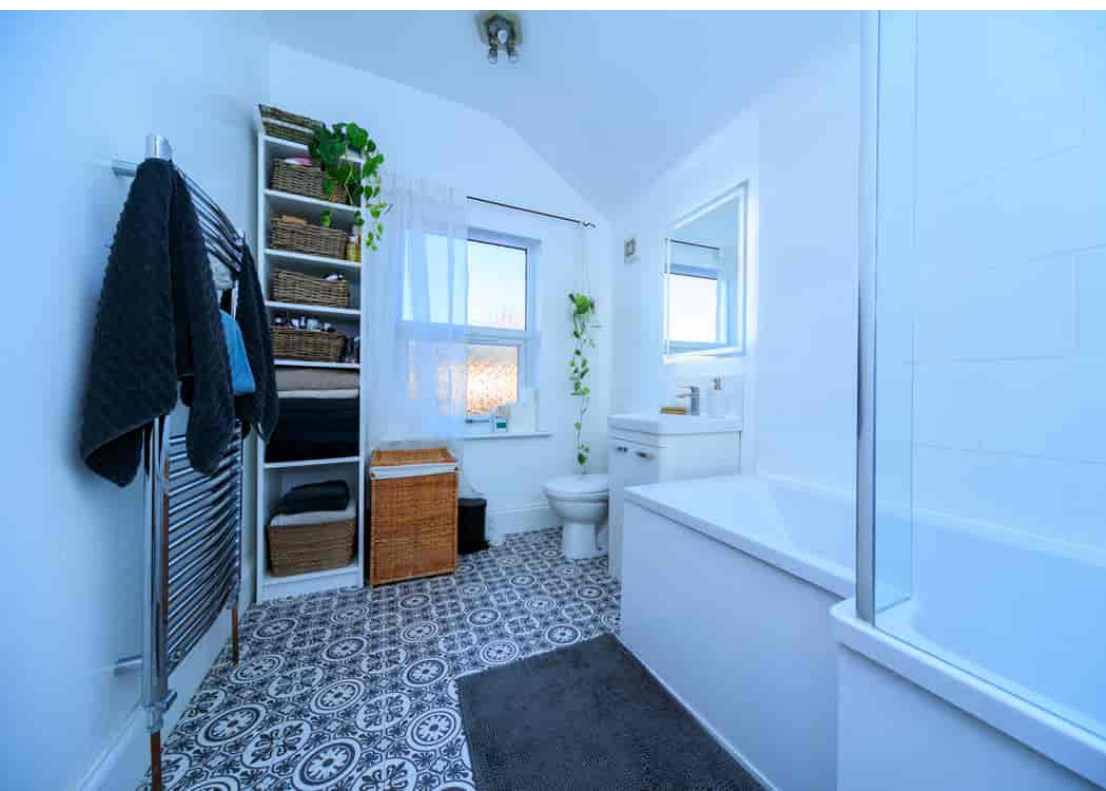
3.73m x 2.95m (12' 3" x 9' 8") Having corner closet for storage and with access hatch to the loft space, chimney breast with cast iron fireplace surround, central heating radiator, ceiling light point and four panelled UPVC double glazed window overlooking the rear garden.

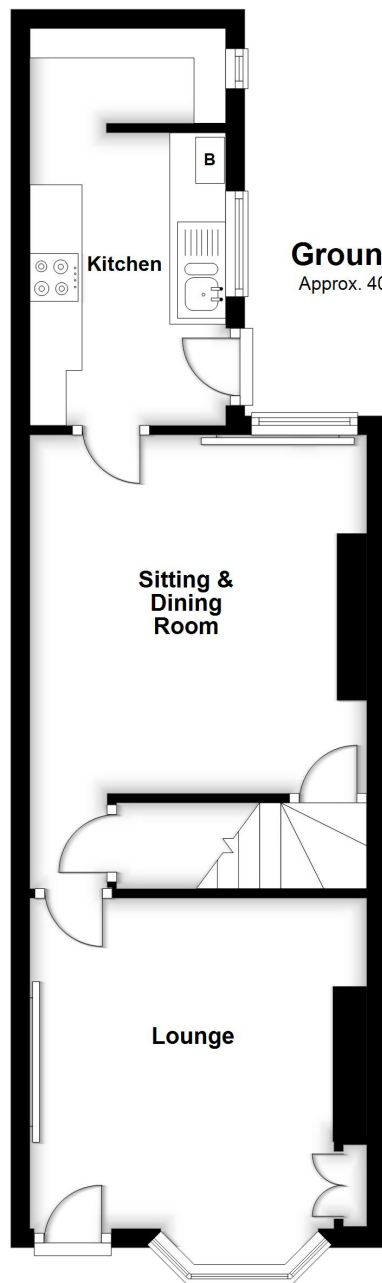
BATHROOM

3.02m x 2.03m (9' 11" x 6' 8") Re-fitted with a modern three piece suite comprising P shaped shower bath with glass screen and thermostatic shower, waterfall mixer, vanity wash basin with storage and mono-block mixer and close coupled WC with dual button flush, geometric style tile effect flooring, chrome finish towel radiator, ceiling light point and extractor fan plus obscure UPVC double glazed window to the rear elevation.

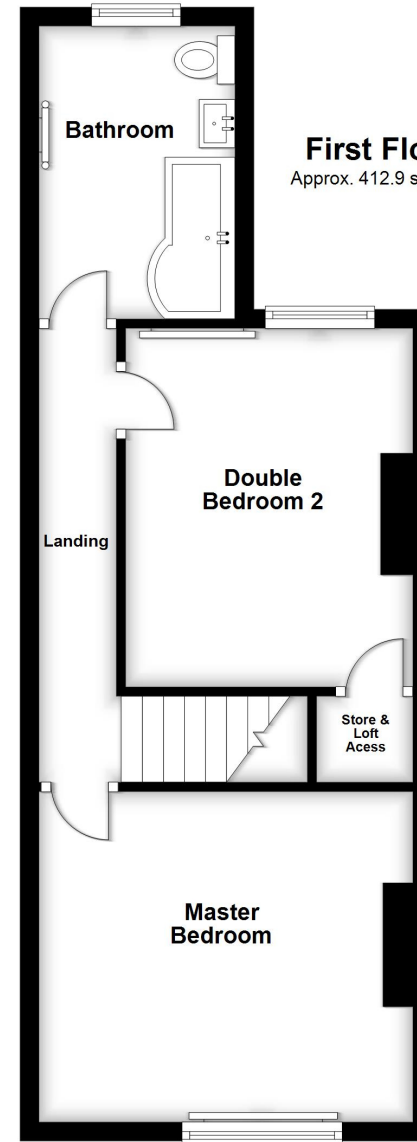
REAR GARDEN

The rear garden is entirely paved for ease of maintenance providing a readily available seating space throughout the seasons with a mixture of walling and fencing to the boundaries and a brick built outbuilding to the rear of the property which measures 2.20m x 1.58m and is easily large enough for general property storage, bicycles etc. The rear garden is reached by way of an entryway shared with one other dwelling with a gated lockable access to the front.





Ground Floor
Approx. 404.4 sq. feet



First Floor
Approx. 412.9 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



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