



72 Meadow Lane, Loughborough, Leicestershire, LE111JY

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### Property at a glance:

- Victorian Bay Window Terrace
- Large open plan reception space
- Breakfast kitchen
- Rear hall with stairs to first floor
- Two large double bedrooms
- Majority double glazed
- Gas central heating
- Private garden to rear
- Easy access to train station
- NO UPWARD CHAIN

£189,950 Freehold



A characterful and distinctively laid out, larger than average Victorian terraced home offering a substantial open plan lounge and dining room, rear hallway with turning staircase, fitted breakfast kitchen and two generously proportioned double bedrooms plus bathroom off the first floor landing. The property is offered with NO UPWARD CHAIN and has a walled forecourt and enclosed rear garden which is larger than many contemporary homes. Viewing essential to appreciate.

### LOUGHBOROUGH

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways as well as travel throughout the midland by roads.

Loughborough is a thriving market/University town with a wide spread of employers and also offers a fine range of amenities

including excellent shopping, private and state 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 INFORMATION

The property has an EPC rating of 'D' - for further information and to see the full report please visit:











<https://www.gov.uk/find-energy-certificate>

## **WALLED FORECOURT**

With low level walling and accessway to the side leading to the rear garden, gate giving pedestrian access to the front door.

## **DINING ROOM**

3.66m x 3.65m (12' 0" x 12' 0") Plus bay. Door and bay window to the front elevation, double and single panel radiators, built in cupboard, cornice ceiling with pendant light point.

## **LOUNGE AREA**

3.73m x 3.66m (12' 3" x 12' 0") With stripped boards, ceiling light point, fireplace with raised tiled plinth and recess, radiator and Upvc window to the rear elevation.

## **HALL**

2.12m x 1.96m (6' 11" x 6' 5") With Upvc door to the side elevation, under stairs storage, turning staircase to the first floor, radiator

and access to the kitchen and lounge.

## **KITCHEN BREAKFAST ROOM**

5.93m x 2.11m (19' 5" x 6' 11") A surprisingly spacious room with fitted units proving generous storage, ample work surfaces and one and a quarter bowl sink with mixer and drainer, built-in electric oven and hob and space for appliances. Two ceiling light points and Upvc windows to side and rear elevations.

## **FIRST FLOOR LANDING**

5.85m x 2.11m (19' 2" x 6' 11") Max. With window to the side elevation, central heating radiator, loft access hatch and two ceiling light points.

## **MASTER BEDROOM**

4.05m x 3.60m (13' 3" x 11' 10") Chimney breast with cast iron fireplace, and double cupboard to the side, two Upvc windows to the front elevation, central heating radiator and ceiling light point.

## **BEDROOM TWO**

3.75m x 3.12m (12' 4" x 10' 3") With Upvc window to the rear elevation, chimney breast with cast iron fireplace and built in double cupboard to side, radiator and ceiling light point.

## **BATHROOM**

3.43m x 2.17m (11' 3" x 7' 1") With exposed brickwork throughout, ceiling light point, radiator, opaque Upvc window to the rear elevation and three piece suite comprising: pedestal wash-basin, close coupled WC and free standing, claw foot bath with mixer/shower tap.

## **GARDEN**

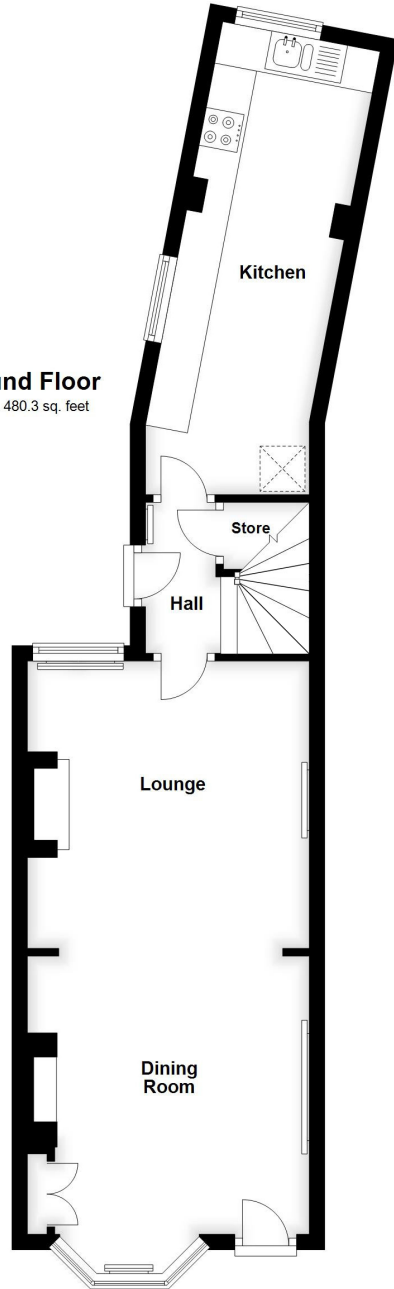
The garden is accessed via a shared gated entryway situated between number 72/70 Meadow Lane and the initial paved area gives way to a covered seating area and mainly lawned garden thereafter.



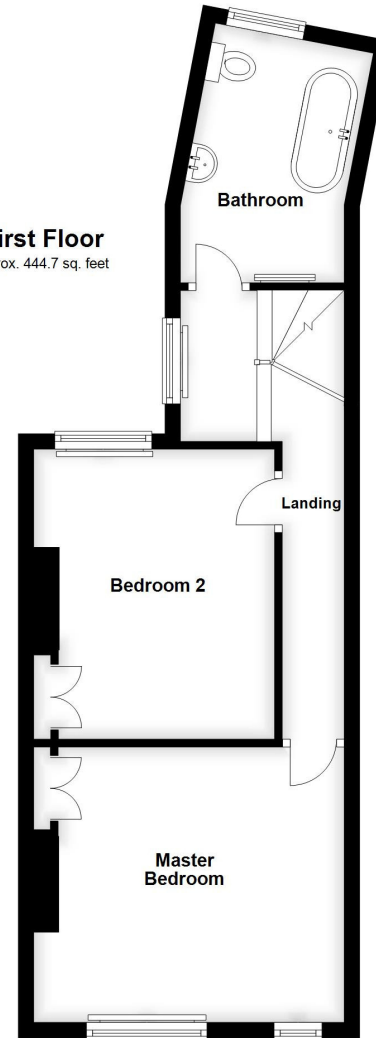




**Ground Floor**  
Approx. 480.3 sq. feet



**First Floor**  
Approx. 444.7 sq. feet



Total area: approx. 925.0 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



