



**3 ALBERT STREET, LOUGHBOROUGH,  
LEICESTERSHIRE LE11 2DW**



**PRICE: £154,950**

A well-presented extended cottage situated within walking distance of Loughborough's town centre and within easy access to local commuter routes. The accommodation itself comprises of a timber entrance door which leads through to the lounge, which has a feature fireplace and underfloor heating, lobby which leads into the dining room with door down to the cellar and from the dining room there is an open plan into the kitchen, which is fitted with a magnet kitchen in blue with solid wood work surfaces. To the first floor, there are two double bedrooms and family bathroom. Outside to the rear, there is a courtyard garden which is accessed by a secure shared entrance way between number 3 and 4. There is permit parking along the street. An Internal inspection is recommended to appreciate the size and the condition of the accommodation on offer. Energy rate D.

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**Residential Sales**

## ACCOMMODATION:

**LOUNGE:** 3.23m x 3.25m (10' 7" x 10' 8") UPVC to front elevation. Ceiling light point. Central heating radiator. Original feature fire place. Tiled floor with electric under floor heating. Door to:

**LOBBY:** With door leading in to the **CELLAR** (10' 1" x 9' 6" with alarm control panel, low but usable ceiling height with ceiling strip light, power, ducting for a tumble dryer and an asphalt floor) opening into:

**DINING ROOM:** 3.23m x 2.9m (10' 7" x 9' 6") Staircase rising of to the first floor accommodation ceiling light point central heating radiator tiled floor with electric under floor heating. Two large openings leading to:-

**KITCHEN:** 4.34m x 3.02m (14' 3" x 9' 11") Comprising of a matching range of Magnet base and eye level units in blue with solid wood work surfaces. Inset one and a half bowl sink with side drainer. Built in oven and separate hob with extractor over along with a dishwasher and fridge freezer. Lighting under the eye level units. Double doors to the rear opening onto the courtyard garden. UPVC double glazed window to the side elevation. Housing the Worcester Bosch central heating boiler. Tiled floor with electric under floor heating.

**LANDING:** Ceiling light point. Loft access hatch. Central heating radiator. Timber effect laminate flooring.

**BEDROOM 1:** 3.66m x 3.25m (12' 0" x 10' 8") UPVC double glazed window to the front. Ceiling light point central heating radiator timber effect laminate flooring. Two double fitted wardrobes.

**BEDROOM 2:** 3.05m x 2.92m (10' 0" x 9' 7") UPVC double glazed window to the rear elevation. Ceiling light point. Central heating radiator. Timber effect laminate flooring. Built-in cupboard.

**BATHROOM:** Comprising of a three piece suite to include Mira 800 square mixer shower W/C and wash hand basin. Obscure double glazed window to the rear. Ceiling light point central heating radiator. Power and plumbing for washing machine. Tiled floor with electric under floor heating. Extractor fan.

**OUTSIDE:** Shared alley way to the side leads to the private courtyard garden, which is enclosed by walling and panel fencing. External lights to the entry, rear door and patio. The access is shared with next door and is accessed by a number pad.



**DIRECTIONAL NOTE:** From our office, proceed in a southerly direction on the A6/Leicester Road and at the traffic lights, turn right onto Southfield Road. Follow the road along moving into the left hand lane and taking the third left onto Albert Street where Number 3 can be located almost immediately on the right hand side.

**SERVICES:** All main services are connected. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

**TENURE/POSSESSION:** We understand the property to be freehold and vacant possession will be given upon completion of the sale.

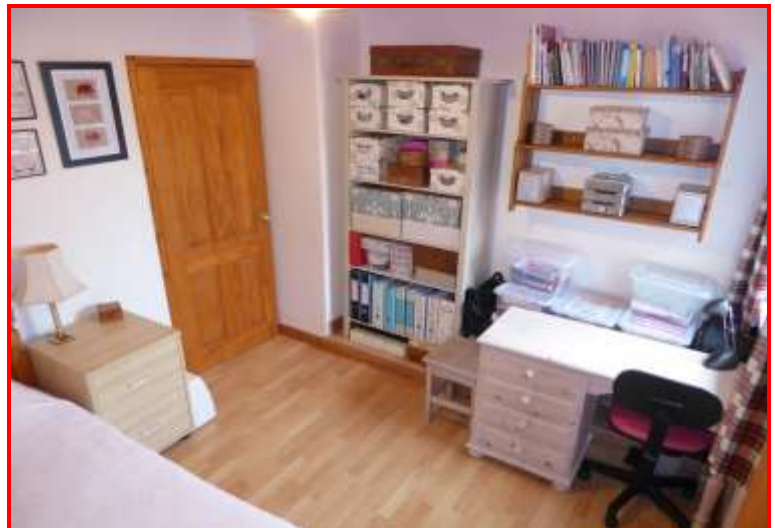
**LOCAL AUTHORITY:** Charnwood Borough Council, Southfields, Loughborough 01509 263151

**PURCHASE PROCEDURE:** Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

**MONEY LAUNDERING:** Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

**VIEWING:** Strictly by prior appointment through ourselves.

**IMPORTANT NOTE:** All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 13/6/19. We are members of The Property Ombudsman scheme.



The floor plan shows a rectangular layout. At the top is the **Shower Room** (light blue) containing a shower, toilet, and sink. To its left is **Bedroom 2** (light green). Below Bedroom 2 is a small purple square area. To the right of this purple area is a pink **Landing** area with a staircase. At the bottom is **Bedroom 1** (light orange). A small yellow quarter-circle area is located at the bottom right corner of the landing, adjacent to Bedroom 1.

