

Limehurst Avenue, Loughborough, Leicestershire, LE11 1PE  
£177,500





\*\*\*\* CLOSE TO THE TOWN  
AND BACKS ONTO THE  
SCHOOL PLAYING FIELDS

\*\*\*\* Terraced property  
offered for sale with no  
upward chain. In brief the  
property offers a hall,  
lounge, dining kitchen, two  
bedroom and a bathroom.  
Good size rear garden.



## HALL

Entrance door into the hall with stairs to the first floor and door to -

## LOUNGE

Feature fireplace with living flame coal effect gas fire, radiator and upvc double glazed window.

## KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Fitted double oven and a hob, plumbing and space for a washing machine, further appliance spaces, quarry tiled floor, radiator, under stairs storage cupboard. Upvc double glazed window and door to the garden.

## FIRST FLOOR LANDING

Loft access and doors -

## BEDROOM 1

Storage cupboard, radiator and upvc double glazed window.

## BEDROOM 2

Radiator and upvc double glazed window.

## BATHROOM

Bath with a shower over, low flush wc, wash hand basin, chrome ladder style radiator and upvc double glazed window.

## OUTSIDE

Front fore garden, side shared access to the rear garden offering a lawn and seating areas.







## Living Room

$3.32 \times 4.39 \text{ m}$   
 $10'10" \times 14'4"$

## Kitchen

$4.31 \times 2.29 \text{ m}$   
 $14'1" \times 7'6"$

Approximate total area<sup>(1)</sup>

$28 \text{ m}^2$   
 $302 \text{ ft}^2$

## Hallway

$1.28 \times 1.12 \text{ m}$   
 $4'2" \times 3'7"$

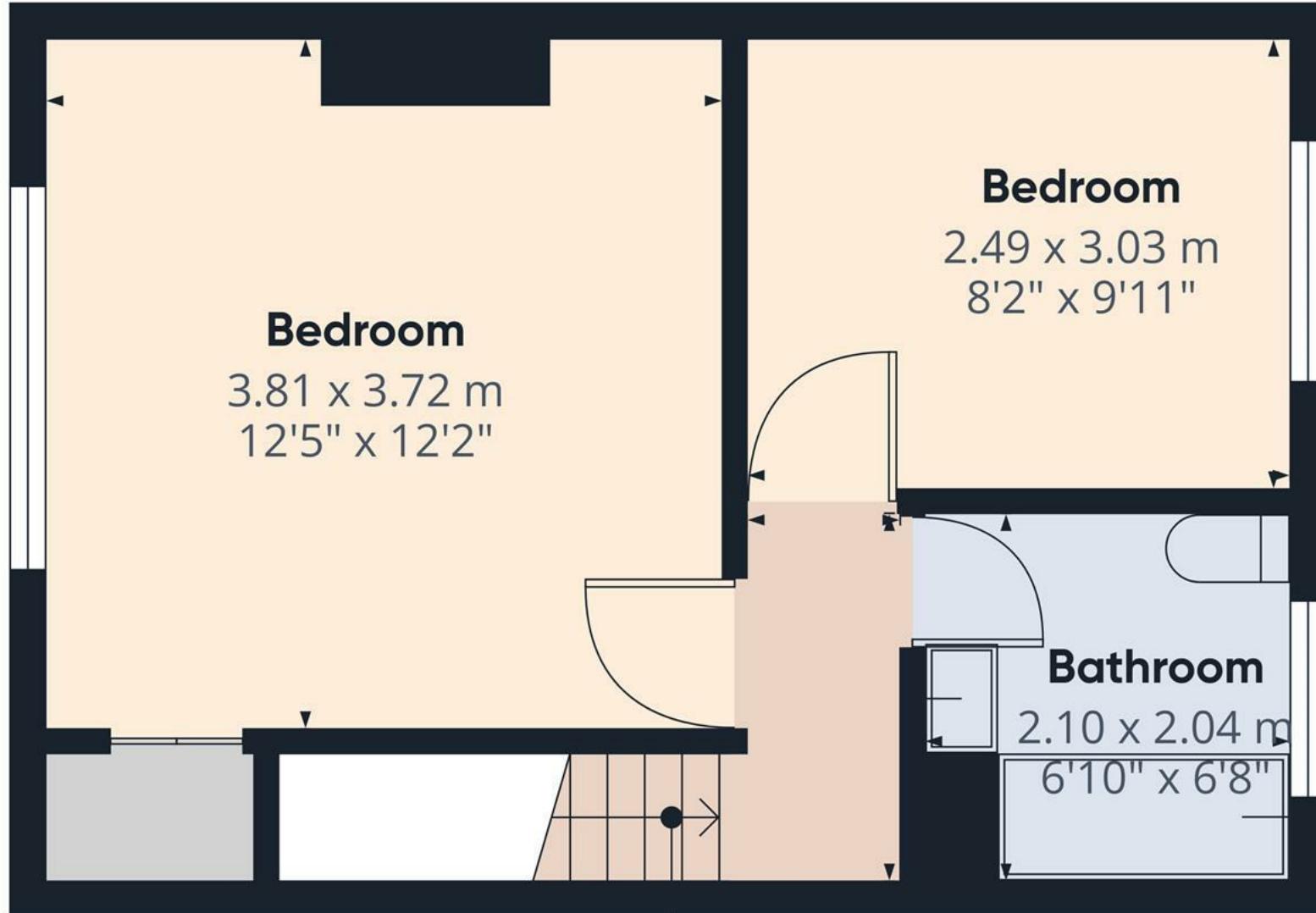


Floor 0

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Bedroom**

3.81 x 3.72 m  
12'5" x 12'2"

**Bedroom**

2.49 x 3.03 m  
8'2" x 9'11"

**Bathroom**

2.10 x 2.04 m  
6'10" x 6'8"

**Landing**

2.10 x 0.88 m  
6'10" x 2'10"

Approximate total area<sup>(1)</sup>

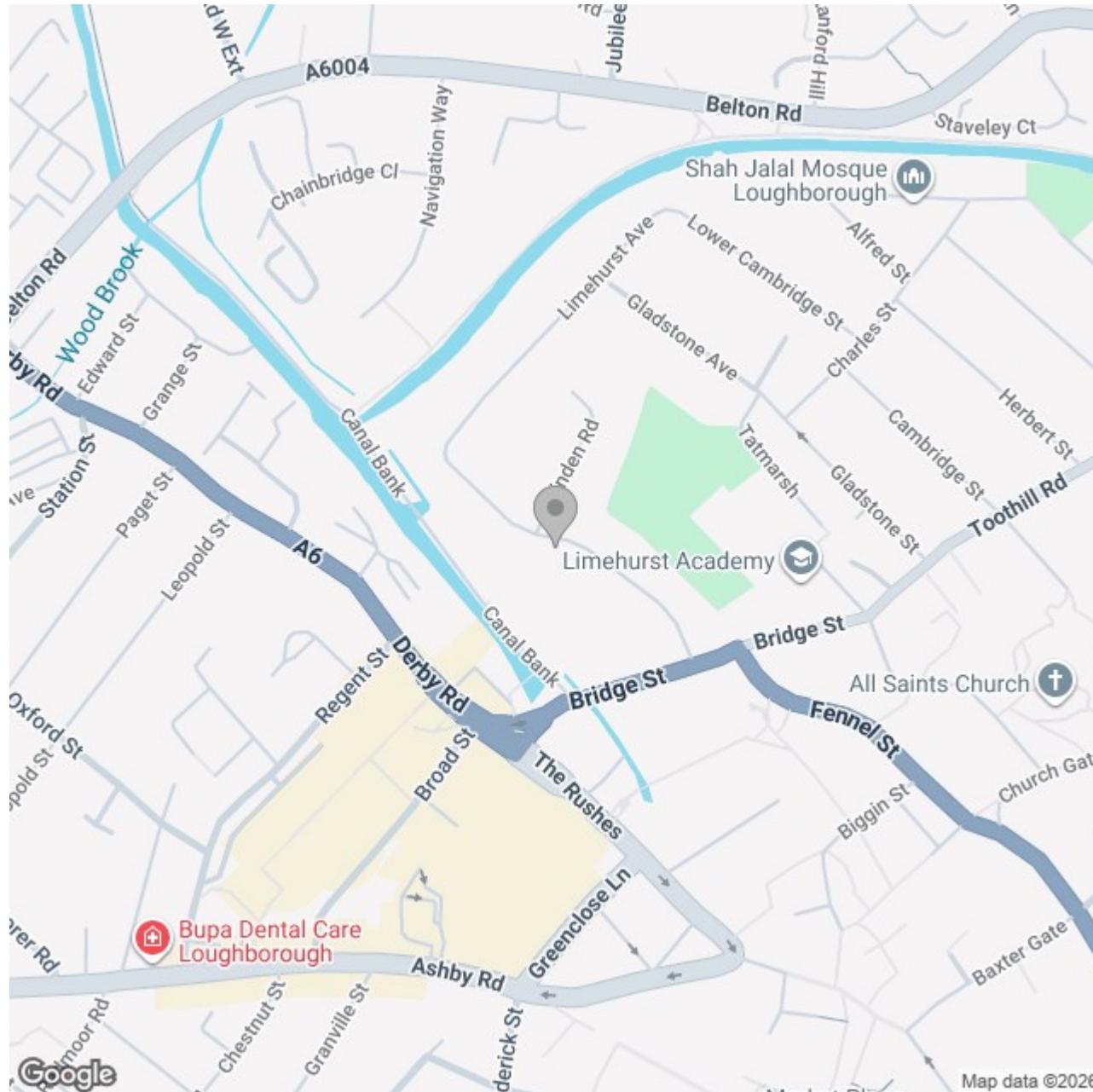
28.8 m<sup>2</sup>  
311 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC