



188 Old Ashby Road, Loughborough

£218,000 Freehold

Three bedrooms, a sublime living space, and excellent opportunities to extend and upgrade? Book your viewing today for this invigorating home on Old Ashby Road!

Could Old Ashby Road house your new home? If you're looking for space, style, and an exceptional plot, then we certainly think so!

Sited at the end of a short terrace, this exciting home is ideal for families and investors alike. The property can be accessed through one of the two side doors - the primary one leading to the entrance hall, whilst the other opens into the utility room.

The entrance hall is spacious, and conveniently provides access to both the living room and the kitchen, as well as the upper floor via a flight of stairs. The living room is superb, over seventeen feet in length, with a characterful multi-fuel stove and a large window, which looks out to the spacious rear garden. The warmth and light filling the room mean that it is easy to imagine family and friends utilising this generous space for gatherings and social events, as well as enjoying a quiet evening at home.

The ground floor also houses the kitchen and utility room. The kitchen is spacious, and presents a significant opportunity for modernisation, with excellent scope to adapt to personal taste. The utility room is versatile, and represents an excellent use of space within the home.

The upper floor of the property consists of the landing, two exceptional double bedrooms, a third - single - bedroom, as well as a wet room with separate W.C.

Externally, the property is served by a driveway with room for two cars, a timber garage/shed, and a phenomenal rear garden. The plot alone presents excellent opportunities for extension to the main property, whilst leaving scope for further additions such as outbuildings.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Loughborough is a lively town housing a wide range of shopping facilities, numerous cafes, and, a world-renowned university and schooling of all grades. Loughborough is well placed for commuters, with rail links to London, immediate access to the M1 providing fast access North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.



Hallway

5' 11" x 8' 6" (1.80m x 2.60m)

Living Room

10' 8" x 17' 11" (3.25m x 5.46m)

Kitchen

15' 11" x 9' 4" (4.86m x 2.84m)

Utility Room

8' 1" x 5' 8" (2.47m x 1.72m)

Landing

Bedroom One

11' 1" x 12' 3" (3.38m x 3.74m)

Bedroom Two

10' 8" x 9' 6" (3.26m x 2.90m)

Bedroom Three

7' 8" x 8' 1" (2.33m x 2.46m)

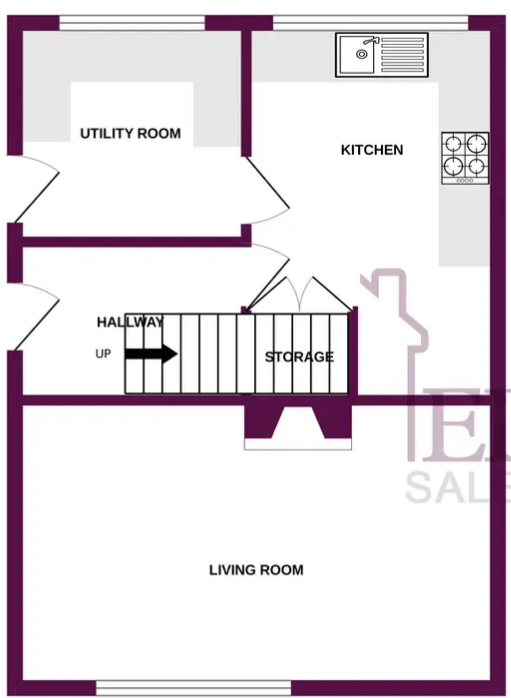
W.C

5' 11" x 2' 7" (1.81m x 0.79m)

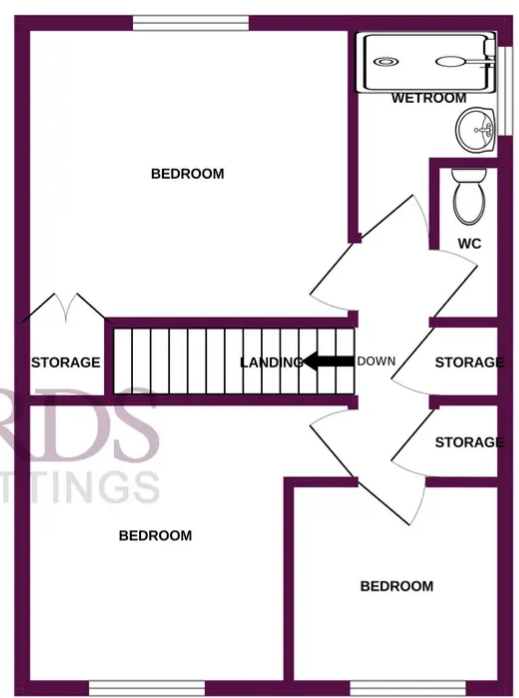
Bathroom

7' 8" x 5' 5" (2.33m x 1.65m)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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