



15 Coltman Drive, Loughborough

Loughborough

£219,950



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Loughborough

Council Tax band: B

Tenure: Freehold

- SPACIOUS MID TERRACED HOME
- SUPERBLY PRESENTED
- TWO SPACIOUS DOUBLE BEDROOMS
- CONTEMPORARY KITCHEN & DINING ROOM
- LOUNGE WITH FRENCH DOORS TO GARDEN
- ALLOCATED PARKING TO FRONTAGE
- ATTRACTIVE DECOR
- EASY ACCESS TO TOWN CENTRE
- WALKING DISTANCE TO TRAIN STATION



LOUGHBOROUGH

Loughborough is a thriving Market/University town and 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 midlands by road. The town offers a good range of major shopping brands and a wide spread of employers plus offers a fine range of amenities including excellent day-to-day 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 RATING

The property has an EPC rating of B; for further information and to see the full report please visit: <https://www.gov.uk/findenergy-certificate> and use the postcode when prompted.

COUNCIL TAX BAND

The property has a council tax rating of 'B' via Charnwood Borough Council.

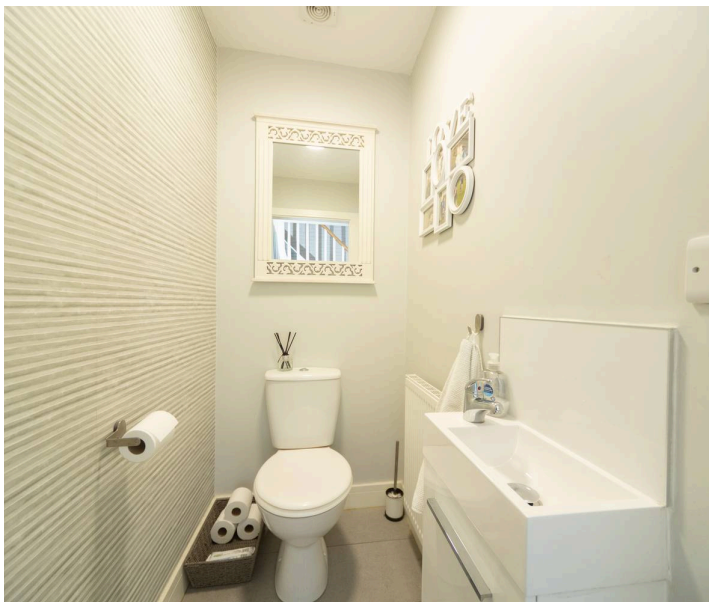
FRONTAGE AND PARKING AREA

The property sits in a cut-de-sac location with the front forecourt having wrought-iron railings separating the house from the sharing parking area within which the property enjoys a tandem driveway which can easily accommodate a couple of good sized cars. To the left of the end of row house a shared entryway leads around to the rear garden via a lockable gate.

KITCHEN & DINING ROOM

14' 10" x 11' 9" (4.51m x 3.57m)

With contemporary fitted units providing ample storage and worktop space, Upvc window to the front elevation, built in appliances and sink with drainer. Concealed central heating boiler, plenty of room for a dining table and additional furniture, useful storage beneath the open-plan staircase and doors off to the lounge and WC.



GROUND FLOOR WC



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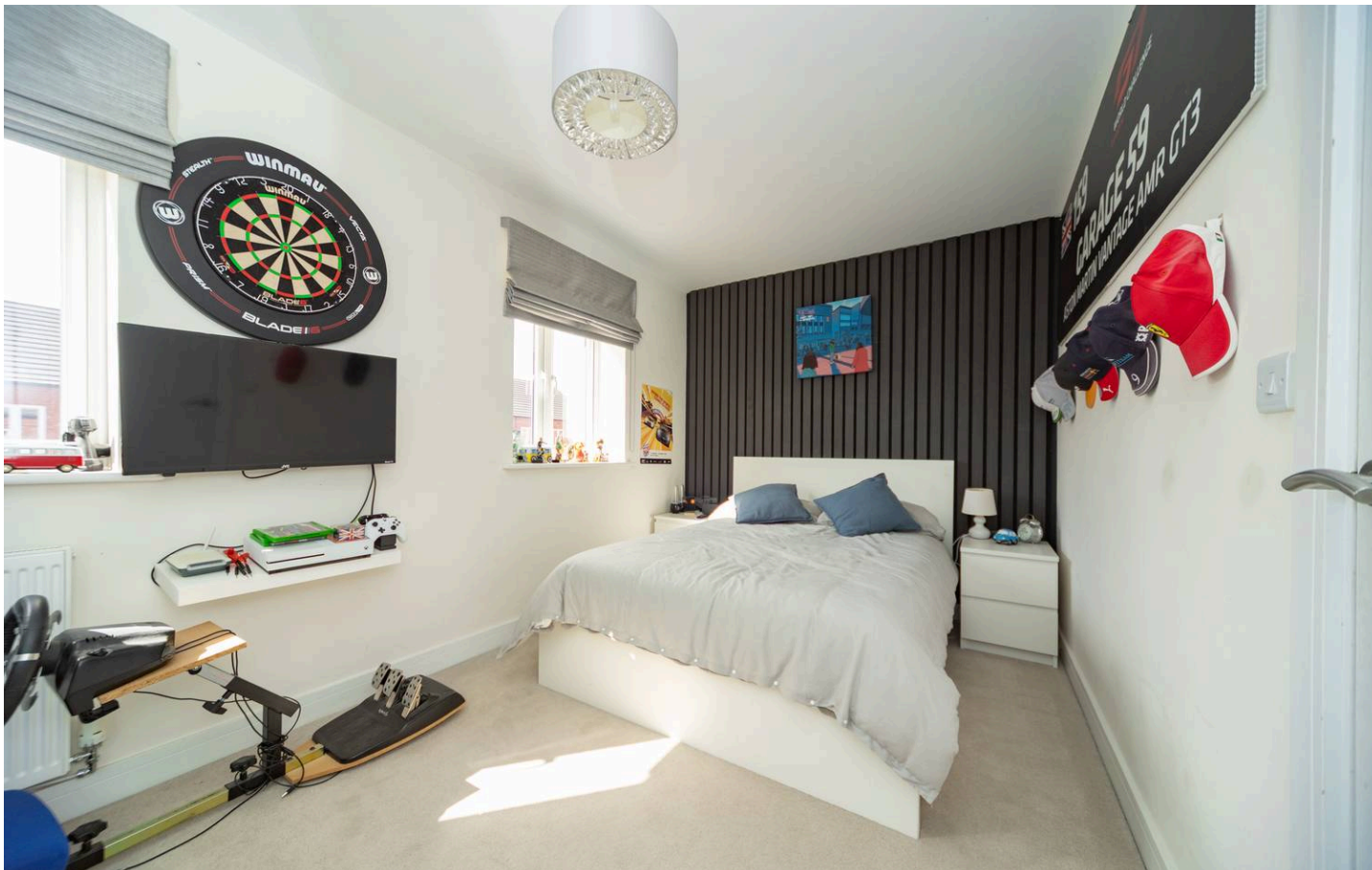
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FRONT GARDEN

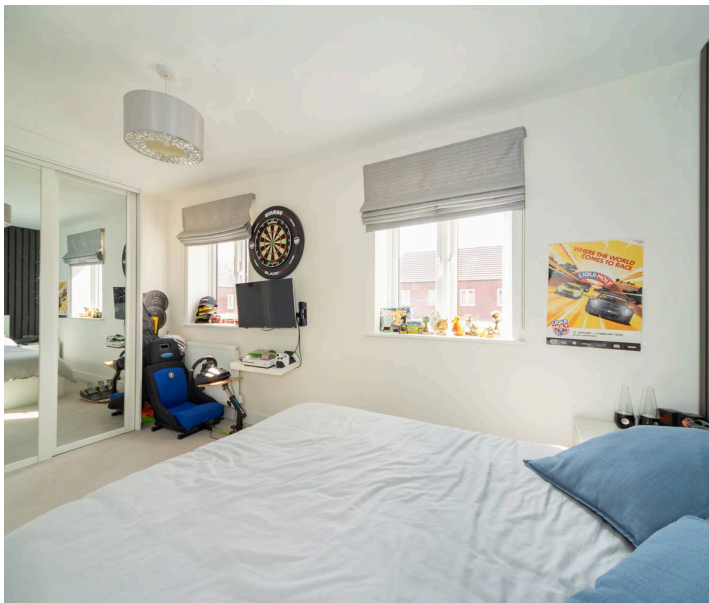
A paved forecourt with wrought iron railings overlooking the parking area which is peacefully tucked-away from the main carriageway.

REAR GARDEN

Fenced to the boundaries with lawn, patio and gated access from the rear of the plot.

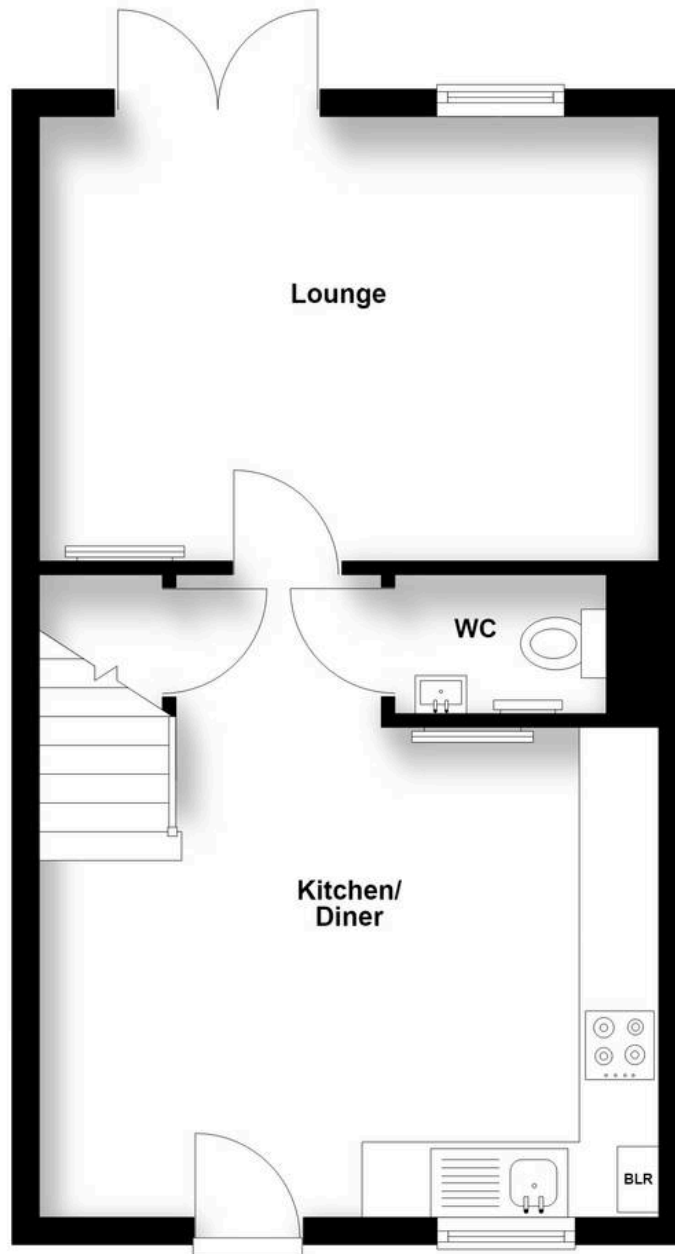
ALLOCATED PARKING

2 Parking Spaces



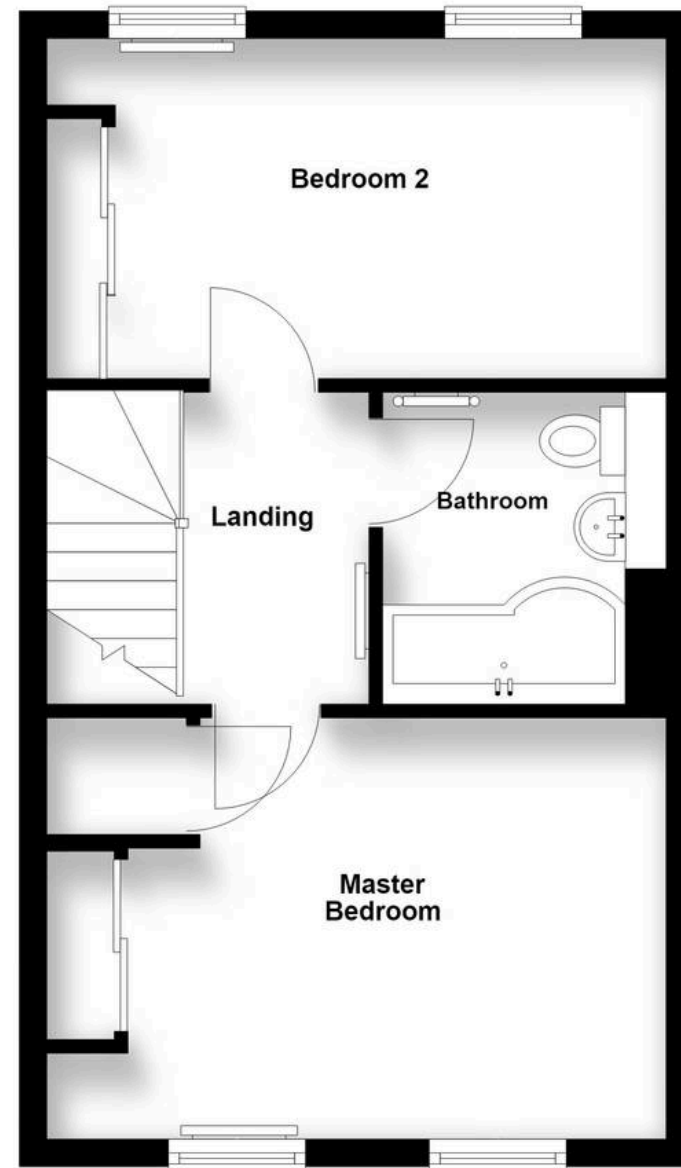
Ground Floor

Approx. 389.7 sq. feet



First Floor

Approx. 392.5 sq. feet



Total area: approx. 782.2 sq. feet



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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.