



**Sharpley Road, LOUGHBOROUGH**

**welcome to**

## **Sharpley Road, LOUGHBOROUGH**

**\*\* FOR SALE\*\*** three-bedroom property offering fantastic potential for those looking to create a home tailored to their own taste and style. Requiring a programme of modernisation, this house presents an excellent opportunity for buyers seeking a renovation project or investment.

### **Entrance**

Entrance to the property is via a upvc double glazed front door which leads into the entrance hallway. The entrance hallway has stairs rising to the first floor, under stairs storage, laminate flooring and doors to all ground floor rooms.

### **Ground Floor Wc**

The ground floor wc has a low level wc, partially tiled walls, tiled flooring and a upvc double glazed frosted window to the front elevation.

### **Lounge**

18' 9" x 11' 5" ( 5.71m x 3.48m )  
The lounge has laminate flooring, a upvc double glazed window to the rear elevation, a gas fireplace and two radiators.

### **Kitchen**

9' 1" x 10' 6" ( 2.77m x 3.20m )  
The kitchen has a range of base and wall mounted units, tiled flooring, partially tiled walls, a radiator, stainless steel sink with mixer tap and drainer, roll edge work surfaces, partially tiled walls, room for a small table and chairs, extractor hood, space and plumbing for a wasg=hing machine, fridge freezer, gas cooker, a upvc double glazed window to the rear elevation and a side door leading to the rear garden.

### **First Floor Landing**

The first floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first floor rooms.

### **Bedroom One**

8' 6" x 7' 9" ( 2.59m x 2.36m )  
Bedroom one has laminate flooring, a radiator and a upvc double glazed window to the rear elevation.

### **Bedroom Two**

11' 9" x 10' ( 3.58m x 3.05m )  
Bedroom two has laminate flooring, a radiator and a upvc double glazed window to the rear elevation.

### **Bedroom Three**

8' 6" x 12' 2" ( 2.59m x 3.71m )  
Bedroom three has laminate flooring, fitted wardrobes, a radiator and a upvc double glazed window to the front elevation.

### **Bathroom**

The bathroom is fitted with a three piece suite comprising of paneled bath with shower over, low level wc and hand wash basin, tiled walls, vinyl flooring and a upvc double glazed frosted window to the front elevation.

### **Outside**

To the front of the property there is a driveway providing off street parking with fencing to all borders. To the rear of the property there is a patio seating area, lawn, fencing to all borders and an outbuilding.





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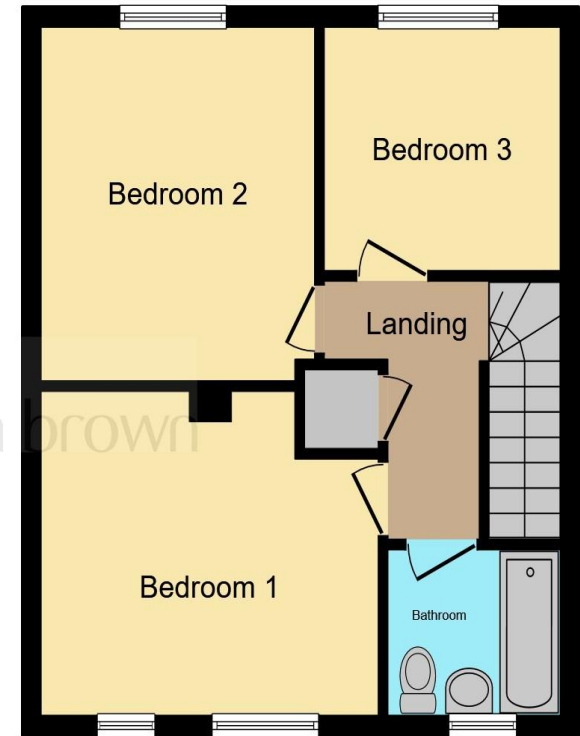
- Semi Detached Property
- Three Well-Proportioned Bedrooms
- Ideal Investment Opportunity
- Ground Floor WC
- Good sized Rear Garden with scope for improvement

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over  
**£200,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LBH115786 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



[williamhbrown.co.uk](http://williamhbrown.co.uk)