



33 Church Street, Belton, Loughborough, Leicestershire LE12 9UG

BROWN & CO

No:33 Church Street is a substantial detached dwelling located in the sought after village of Belton, which is an ideal location to nearby Loughborough, Shepshed and Nottingham. It is viewed that the property needs some modernisation and updating.



What3Words Location:

Clashing.octagon.alive

Accommodation:

The accommodation can be summarised as follows:

Ground Floor:

Front door leading to Hallway.

Hallway with staircase to the first floor and leading to Lounge and Dining Room

Lounge:

17ft 6" x 12ft 6" with feature back fireplace

Dining Room:

14ft 6" x 12ft 5" (excluding bay window), archway to Kitchen

Kitchen:

12.6" ft x 9ft 3" with fitted wall and floor units. Plumbing for washing machine, Baxi gas boiler and doors to walk-in pantry

Rear Hallway:

Door to downstairs W.C and to outside

First Floor:

Landing with doors to Bedrooms, Bathroom and loft access hatch

Bedroom One:

15ft x 12ft 6"

Bedroom Two:

17ft x 12ft 6"

Bedroom Three:

12ft x 10ft with fitted Bedroom furniture

Family Bathroom:

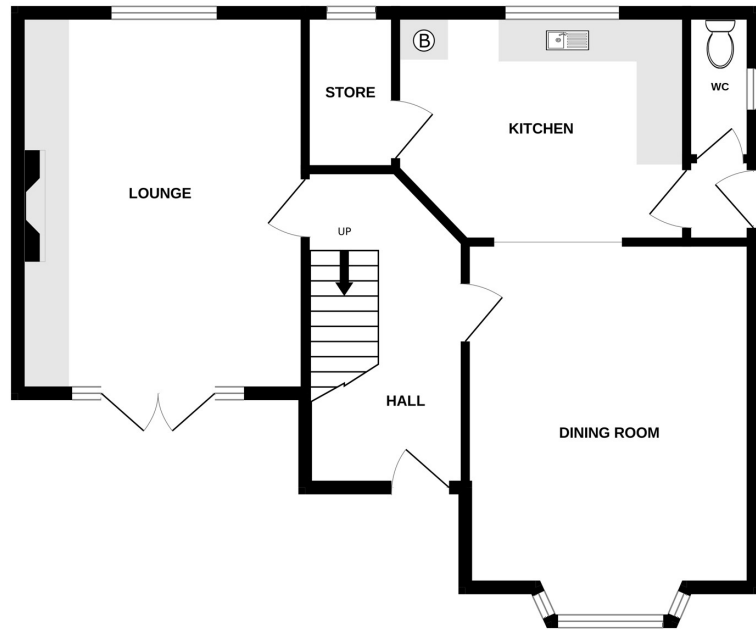
7ft 6" x 7ft with panelled bath. Low flush W.C and pedestal wash basin and airing cupboard.

Outside:

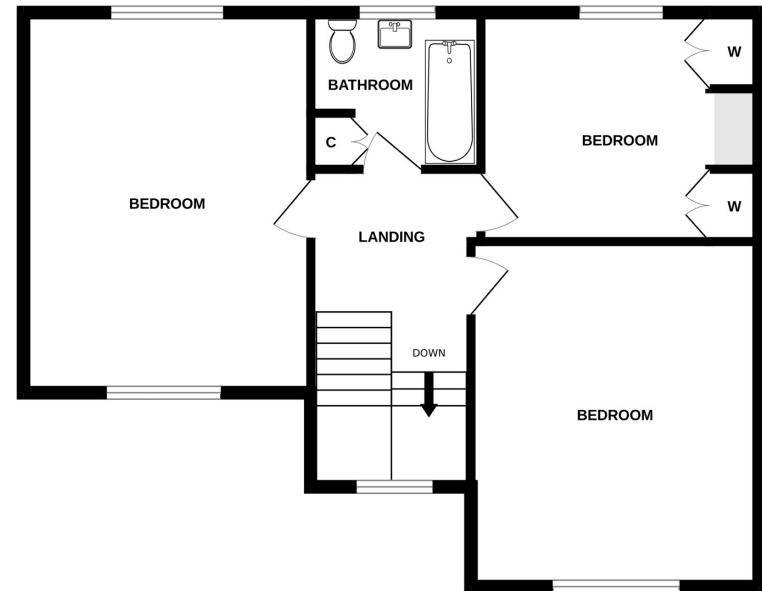
The property is approached via a shared access with the adjoining property. There are lawns to the front, side and rear of the property.



GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.6 sq.m.) approx.

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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Remarks and Stipulations:**Tenure and Possession:**

The property is being sold freehold and with vacant possession.

Driveway:

The shared access is maintained on a shared maintenance cost basis with the adjoining property.

Method of Sale:

The property is being offered for sale by private treaty.

E.P.C.: Rating

Current: D

Services:

Mains water, electricity, gas and drainage are connected to the property.

Authorities:

County – Leicestershire County Council – Tel: 0116 232323

District – North West Leicestershire – Tel: 01530 454545

Water – Severn Trent Water – Tel: 0800 7834444

Arbitration:

Should any dispute arise between the vendor and the purchaser upon any point whatsoever (not involving a question of law) arising out of the Remarks and Stipulations, Particulars of Plan or as to the interpretation thereof, the matter in dispute shall not annul the sale, but shall be referred to the arbitration of the agents, whose decision shall be final and binding on all parties to the dispute and in every such arbitration the agents shall decide how the cost of such reference shall be borne.

Wayleaves, Easements and Right of Way:

The property is sold with the benefit of all wayleaves, easements and rights of way, whether mentioned or not.

Fixtures and Fittings:

All items in the written text of these particulars are included in the sale. All other items are expressly excluded regardless of the inclusion in any photograph. Purchasers must satisfy themselves that any equipment included in the sale is in satisfactory order.

Plans and Particulars:

These are believed to be correct, but their accuracy is not guaranteed, and no claim can be admitted for any errors or discrepancies.

Further enquiries and viewings:

For further information and an appointment to view, please contact **Richard Newey** on **0116 2814931**.

Guide Price:**£450,000**

Photographs April 2024

Particulars dated: April 2024

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IMPORTANT NOTICES: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Brown & Co in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Brown & Co nor any joint agent has any authority to make any representations about the property and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessors(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

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BROWN & CO

Brown & Co,
5 Geoff Monk Way,
Birstall, Leicester, LE4 3BU
Tel: 01162 894719
www.brown-co.com