



Garendon Road, Loughborough, LE11 4QD

£230,000

Situated in a popular and convenient location within walking distance of several primary and secondary schools as well as local colleges is this spacious four-bedroom property. Offered to the market with no upward chain, the home benefits from gas central heating and UPVC double-glazed windows throughout. Fantastic transport links are available nearby, including easy access to the M1 motorway and Loughborough town centre, making this an ideal property for families and commuters alike.

The property is ready for the new owners to put their own stamp on it!

Internal accommodation comprises an entrance hall, a generous lounge/diner, and a fitted kitchen which leads via a covered side lobby to a ground floor WC and two brick-built outbuildings—one of which houses the Worcester Combi Boiler. A door from the side lobby provides access to the outside.

To the first floor, the property offers four well-proportioned bedrooms (three of which are doubles), a family bathroom, and a separate WC.

Externally, the property enjoys a private frontage with access to both the front door and to the good-sized rear garden, which is mainly laid to lawn with well-stocked borders—ideal for families or keen gardeners.

Viewing is highly recommended to fully appreciate the size and accommodation on offer. Call today for more information or to arrange a viewing. This property is not to be missed!

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Tenure

Freehold

Council Tax Band

Charnwood Borough Council

Council Tax Band : B

Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

Money Laundering

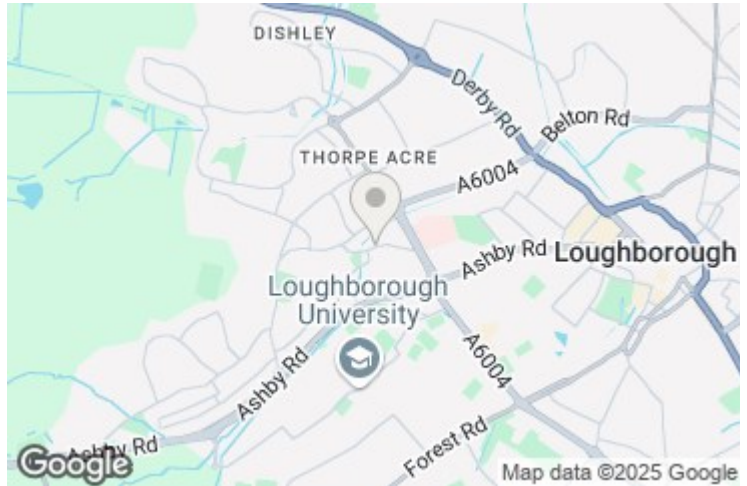
Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

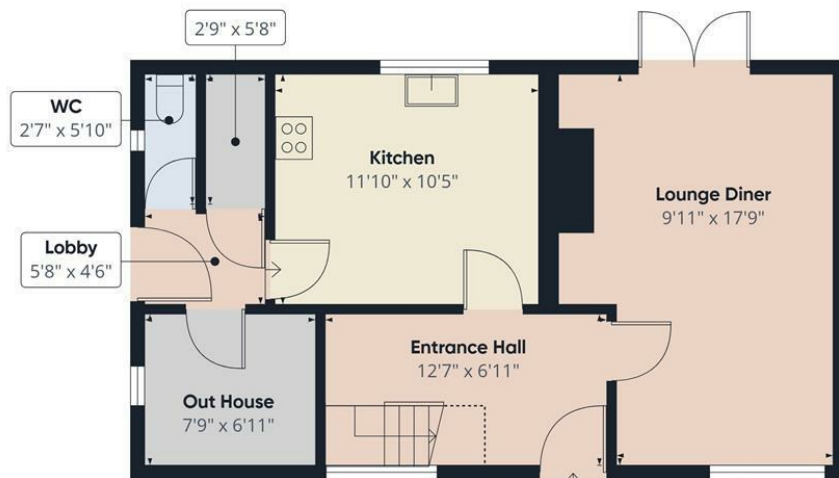
General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

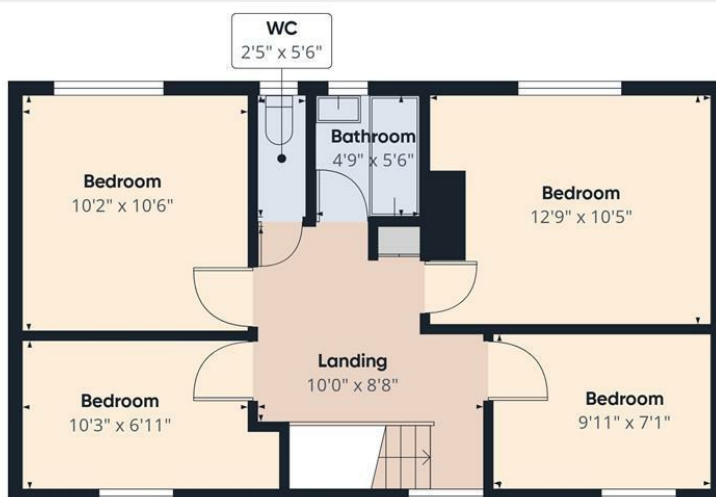
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Floor 0



Floor 1

Approximate total area⁽¹⁾

1030 ft²

Reduced headroom

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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