



Holt Drive, Loughborough, LE11 3JA



Part of
**SHELDON
BOSLEY
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Property Description

Andrew Granger and Co are delighted to offer for sale this traditional bay fronted semi-detached house situated in this highly sought after area of the town, between Beacon Road and Forest Road.

The property has UPVC d/g windows, except for the hall and landing feature windows and gas central heating, offers many character features throughout, including some leaded and stained glass windows and original timber doors. The accommodation includes entrance hall, lounge, open plan dining kitchen with 'French Door' onto the rear garden, 3 bedrooms and bathroom. Outside offers a front garden and driveway, whilst to the rear is a good size mature plot.

The property is offered with no upward chain.





Key Features

- TRADITIONAL BAY FRONTED SEMI-DETACHED HOUSE
- SOUGHT AFTER ESTABLISHED RESIDENTIAL AREA
- SOME UPGRADING REQUIRED INTERNALLY
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZED WINDOWS AND DOORS
- ORIGINAL FEATURES SUCH AS LEADED & STAINED GLASS HALL AND LANDING WINDOWS
- HALL, LOUNGE, DINING KITCHEN
- 3 BEDROOMS AND BATHROOM
- FRONT GARDEN AND DRIVEWAY
- GOOD SIZE REAR GARDEN
- NO CHAIN

Guide Price
£250,000

VIEWINGS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With arched front door and round leaded and stained glass window to side, stairs to first floor with storage cupboard below, radiator.

LOUNGE

11'6" x 12'6" max (3.51 x 3.81 max)

With bay window to front and radiator.

OPEN PLAN DINING KITCHEN

11'6" x 11'5" plus 5'9" x 13'5" (3.51 x 3.48 plus 1.75 x 4.09)

With French door rear garden, bay window to the kitchen area and side entrance door. Range of fitted units, work surfaces, stainless steel sink top, space for electric cooker, space for tall fridge freezer, space and plumbing for washing machine, radiator.

FIRST FLOOR LANDING

With leaded and stained glass window to side, loft access.

BEDROOM 1

11'6" x 14'6" (3.51 x 4.42)

With bay window to front, radiator and stripped pine floorboards.

BEDROOM 2

11'6" x 11'5" (3.51 x 3.48)

With window to rear, radiator, cupboard housing the gas combination boiler.

BEDROOM 3

5'9" x 7'0" (1.75 x 2.13)

With window to front and radiator.

BATHROOM

5'10" x 9'0" (1.78 x 2.74)

With window to rear, white suite comprising w.c., wash basin and bath with electric shower above, fully tiled walls, heated towel rail.

OUTSIDE

FRONT GARDEN

With gated driveway/hard standing, the front garden is laid to gravel and the garden wall could be removed to allow for extra off road parking.





REAR GARDEN

With patio area, lawns and shrub beds, timber shed. Gated side access from the driveway.

EPC

Rating: 'D'

Council Tax Band

Council Tax Band: 'C'

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

Surveys

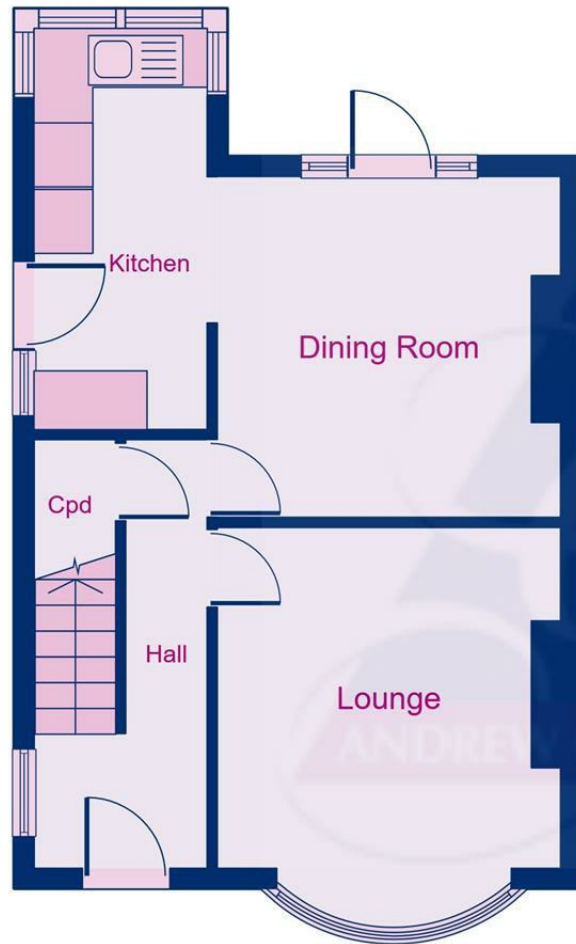
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.

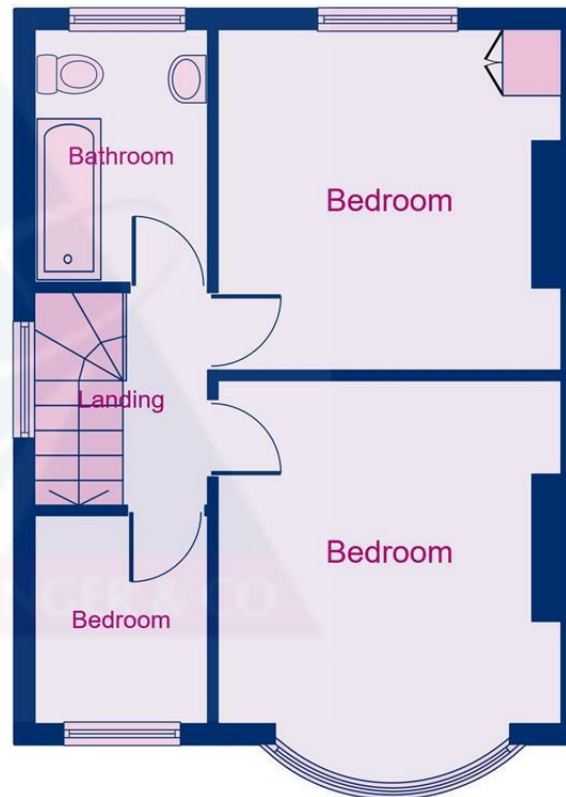


Floorplan



Ground Floor

Floor Area (Gross Internal) 41.7 sq.m. (449 sq.ft.) approx



First Floor

Floor Area (Gross Internal) 39.2 sq.m. (422 sq.ft.) approx

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EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Charnwood Borough Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Loughborough office on 01509 235534



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