



Knightthorpe Road Loughborough LE11 5JU



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS



Key Features

- EDWARDIAN BAY FRONTED HOUSE
- FORMER NURSERY GARDEN, TOTAL PLOT 0.83 ACRES
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- HALL, PANTRY, LOUNGE, SITTING ROOM, KITCHEN
 - 3 GOOD SIZE BEDROOMS AND SHOWER ROOM
- LANDSCAPED GARDENS, EXTENSIVE DRIVEWAY AND PARKING
- VARIETY OF OUTBUILDINGS AND GREENHOUSES.
- POTENTIAL FOR VARIOUS OTHER USES (SUBJECT TO SUITABLE CONSENTS)

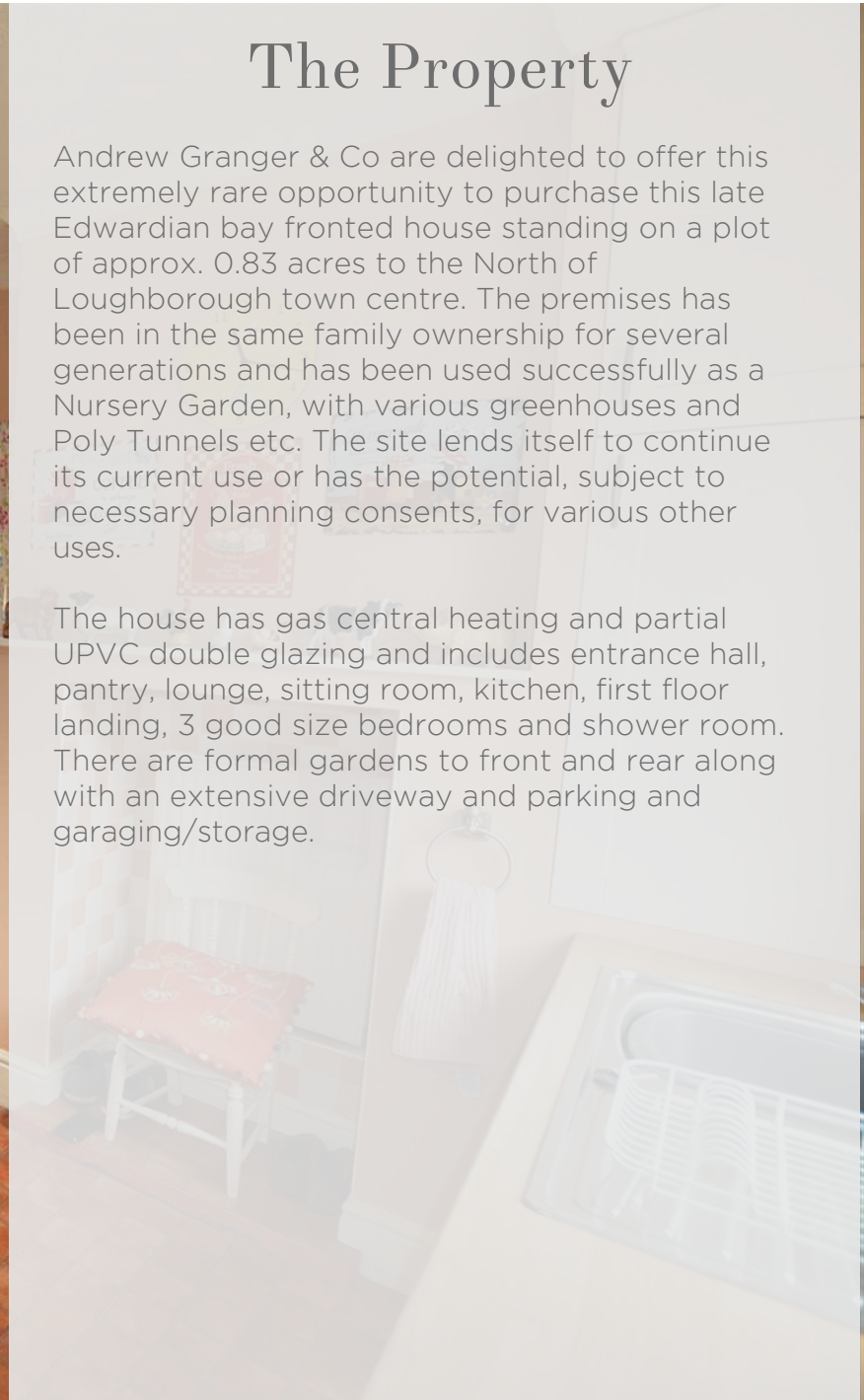




The Property

Andrew Granger & Co are delighted to offer this extremely rare opportunity to purchase this late Edwardian bay fronted house standing on a plot of approx. 0.83 acres to the North of Loughborough town centre. The premises has been in the same family ownership for several generations and has been used successfully as a Nursery Garden, with various greenhouses and Poly Tunnels etc. The site lends itself to continue its current use or has the potential, subject to necessary planning consents, for various other uses.

The house has gas central heating and partial UPVC double glazing and includes entrance hall, pantry, lounge, sitting room, kitchen, first floor landing, 3 good size bedrooms and shower room. There are formal gardens to front and rear along with an extensive driveway and parking and garaging/storage.



VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.
What3words location;_ spoken.lakes.skill

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

with entrance door to front and window to side, staircase to first floor with pantry cupboard below.

LOUNGE

12'0" x 12'2"

with square bay window to front and window to side, tiled fireplace and hearth, radiator.

SITTING ROOM

12'0" x 13'3"

with bay window to rear, Painted timber fire surround, radiator, doors to hall and kitchen.

KITCHEN

11'1" x 9'10"

with windows to side and rear, door to rear, range of fitted base and wall units with work surfaces and stainless steel sink top, inset gas hob, electric oven below, tiled splashbacks, radiator.

FIRST FLOOR LANDING

with window to front and airing cupboard.

BEDROOM 1

15'3" x 12'2"

with square bay window to front, radiator.

BEDROOM 2

11'0" x 9'11"

with windows to side and rear, radiator and cast iron fireplace.

BEDROOM 3

7'10" plus wardrobes x 13'1"

with window to rear, radiator, built in wardrobes and cupboards, cast iron fire place.

SHOWER ROOM

5'1" x 9'11"

with window to rear, w.c., wash basin and shower cubicle, tiled splashbacks.

OUTSIDE

The property sits on a mature plot of approx. 0.83 acres, with formal gardens to both front and rear and an extensive driveway to the side and rear leading to a large hardstanding area, there is a large garage/workshop of brick and Asbestos Cement Board construction. There are several large glass houses and also 'Poly Tunnels' on the site along with concrete paths and bases, the remainder of the land is open ground, with fencing to 3 sides. We understand from our client that a neighbouring property may have a right of way to access the rear, although this has not been exercised for a considerable number of years.

EPC

Rating: 'E'

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.

STAMP DUTY from 23rd September 2022

Up to £250,000 - 0%

£250,001 to £925,000 - 5%

£925,001 to £1.5 million - 10%

Over £1.5 million - 12%

First Time Buyers

UP to £425,000 - 0%

£425,001 to £625,000 - 5%

Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website:

<https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

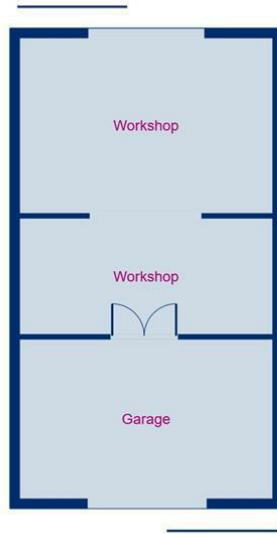








Floorplan



Ground Floor

Floor Area (Gross Internal) 48.2 sq.m. (518 sq.ft.) approx



First Floor

Floor Area (Gross Internal) 55.2 sq.m. (594 sq.ft.) approx



Area: 0.83 acres

To view this property please contact our Loughborough office on 01509 235534

