



Perry Close, Woodhouse Eaves, LE12 8SB



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

Property Description

Andrew Granger and Co are pleased to offer for sale this very well maintained and presented detached dormer bungalow having undergone extension and alteration to provide spacious and very versatile living space over 2 floors. Standing on a delightful plot with a stunning landscaped private rear garden within a small cul de sac close to the village centre. GCH, UPVC double glazed windows and doors. Hall, large well fitted living dining kitchen, airy rear lounge, GF master bedroom with generous sized wet room. 1st floor landing 3 bedrooms and refitted shower room. Outside offers off road parking for 2 - 3 cars and front garden, beautiful landscaped private rear garden with brick workshop. *NO CHAIN*





Key Features

- DELIGHTFUL 4 BEDROOM DETACHED DORMER STYLE HOUSE
- CUL DE SAC LOCATION WITHIN SOUGHT AFTER VILLAGE
- GAS CENTRAL HEATING AND UPVC D/G
- HALL, VERY SPACIOUS LIVING DINING KITCHEN, LOUNGE TO REAR
- GROUND FLOOR BEDROOM AND SHOWER ROOM
- 3 FIRST FLOOR BEDROOMS AND SHOWER ROOM
- DRIVEWAY/OFF ROAD PARKING FOR SEVERAL CARS
- EXTREMELY PRIVATE LANDSCAPED REAR GARDEN
- OUTHOUSE/WORKSHOP
- NO CHAIN

Guide Price
£475,000

ABOUT THE AREA

This delightful detached home occupies a private position, within a small cul de sac close to the centre of this exclusive and highly regarded Charnwood village some four miles outside Loughborough which is surrounded by unspoilt open countryside and a number of nearby scenic walks including Bradgate Park, Broombriggs, Beacon Hill, The Outwoods and Swithland Woods.

The village itself provides a wealth of wide ranging day-to-day amenities including local Primary School, day nursery and doctor's surgery, a variety of shops with general store, butcher, greengrocer, hairdresser, chemist and post office and a number of traditional public houses, cafes and restaurants. In addition there are excellent road links to Loughborough and Leicester with further access to the M1 Motorway at junctions 22 and 23, the A46 Western Bypass, Fosse Park Shopping Centre and East Midlands Airport at Castle Donington. Both Lingdale and Charnwood Golf Clubs are located nearby and East Midlands Train services to London, St Pancras are available from Loughborough and Leicester.

VIEWINGS

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

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With window and door to front, radiator, staircase to 1st floor with store cupboard below, tiled floor.

L-SHAPED LIVING DINING KITCHEN

11'10" opening to 18'8" x 22'8" (3.61 opening to 5.69 x 6.91)

With window to front, fitted to a very high standard with a range of base, drawer and wall units with Granite work surfaces, white ceramic sink, gas Range style gas cooker set into chimney breast with extractor hood, integrated Microwave oven and dish washer, cupboards surrounding space for an American style fridge freezer, glazed wall cupboards, breakfast bar, downlights, 2 radiators, laminate flooring. Opening and glazed door to lounge, 2 doors access the hall.

LOUNGE

15'1" x 14'0" (4.60 x 4.27)

With large window overlooking the garden, sliding patio doors lead to the terrace, 2 Velux rooflights, radiator.

MASTER BEDROOM

11'5" max x 13'2" (3.48 max x 4.01)

With double opening patio doors and window to rear leading to the terrace, Velux rooflight to side, vertical radiator, extensive range of fitted wardrobes, door to Wet room.

WET ROOM

12'6" max x 8'11" (3.81 max x 2.72)

With windows to front and side, Velux rooflight, w.c., vanity unit with wash basin and cupboards, walk in shower cubicle, tiled splashbacks, radiator, extractor fan, UTILITY CUPBOARD with plumbing for washing machine.

FIRST FLOOR

LANDING

With airing cupboard, access to eaves storage.

BEDROOM 2

10'3" x 20'5" (3.12 x 6.22)

With dormer window to front and window to rear, radiator, built in wardrobes.





BEDROOM 3

8'11" x 11'3" (2.72 x 3.43)

With window to rear overlooking the garden, further window to side, radiator.

BEDROOM 4

7'11" x 8'10" (2.41 x 2.69)

With windows to front and side, radiator.

SHOWER ROOM

7'11" x 5'11" (2.41 x 1.80)

With window to rear, refitted to a high standard with fitted vanity unit having w.c. with concealed cistern and wash basin, large walk in shower cubicle, tiled splashbacks, heated towel rail.

OUTSIDE

FRONT GARDEN with lawn and mature hedge to front giving a good level of privacy, driveway/off road parking for 2 - 3 cars.

DELIGHTFUL REAR GARDEN having a raised paved terrace with balustrade, steps and slope down to the main garden with further paved area, extensive lawn, covered decked patio area and veranda, greenhouse, well stocked beds and borders with many varieties of plants including Acer, pond and water feature, stone walling.

BRICK WORKSHOP with door and window, power and lighting.

EPC

Rating: 'D'

Council Tax Band

Council Tax Band: 'E'

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.





Floorplan



Ground Floor

Floor Area (Gross Internal) 85.0 sq.m. (915 sq.ft.) approx



First Floor

Floor Area (Gross Internal) 53.2 sq.m. (573 sq.ft.) approx



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Charnwood Borough Council

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We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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



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