



Pevensey Road, Loughborough, LE11 5UE



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

Property Description

A WELL APPOINTED 3 BEDROOM DETACHED HOUSE WITH 3 BATH/SHOWER ROOMS SITUATED TO THE NORTH OF THE TOWN.

This very well presented and appointed modern detached house is situated to the north of the town convenient for access to the town centre and local shopping/amenities. The accommodation has gas central heating and UPVC double glazed windows and doors and includes open porch, living room, inner hall, shower room, fitted dining kitchen, conservatory. Spacious first floor landing, master bedroom with en suite bathroom, 2 further double bedrooms with built in wardrobes, family bathroom. Driveway and front garden area, single integral garage with utility area, paved rear garden.





Key Features

- MODERN INDIVIDUALLY DESIGNED AND BUILT DETACHED HOUSE
- VERY WELL APPOINTED THROUGHOUT
- GOOD ACCESS TO TOWN CENTRE AND LOCAL SHOPPING AND FACILITIES
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- ENTRANCE PORCH, LIVING ROOM, INNER HALLWAY, GF SHOWER ROOM
- SPACIOUS FITTED DINING KITCHEN, CONSERVATORY
- GOOD SIZE LANDING, MASTER BEDROOM WITH GENEROUS EN SUITE BATHROOM
- 2 FURTHER DOUBLE BEDROOMS WITH FITTED WARDROBES, FAMILY BATHROOM
- INTEGRAL SINGLE GARAGE WITH UTILITY AREA
- PAVED SOUTH FACING REAR GARDEN

**Offers In The Region
Of
£270,000**

VIEWINGS & DIRECTIONS

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

What 3 words location;- waddle.went.acting

ACCOMMODATION IN DETAIL

GROUND FLOOR

OPEN ENTRANCE PORCH

With front door to living room

LIVING ROOM

17' max x 12'4" max

With 2 windows to front, 2 radiators, white fire surround with stone back cloth and fitted gas fire, staircase to first floor, door to:-

INNER HALL

With radiator and a door gives access to the garage.

SHOWER ROOM

With window to side, w.c., wash basin and shower cubicle, tiled splashbacks, radiator and extractor fan.

DINING KITCHEN

16'11" max x 12'10" max

With 2 windows and door to the rear, radiator, range of fitted base and wall cupboards, work surfaces, inset textured sink top, electric ceramic hob, electric double oven, space for fridge.

CONSERVATORY

9'8" x 10'8"

With brick base, UPVC frame with double glazed windows and doors and double glazed roof panels, radiator.

FIRST FLOOR LANDING

With radiator and loft access.

BEDROOM 1

16'10" max x 18'8" max

With 2 windows to front, 2 radiators, door to en suite bathroom.

EN SUITE BATHROOM

5'9" x 10'2"

With Velux rooflight window to rear, suite comprising w.c., wash basin, corner bath and corner shower cubicle, tiled splashbacks, heated towel rail.

BEDROOM 2

15'1" x 10'11" max into wrdb

With 2 Velux rooflight windows to rear, radiator, built in wardrobes with sliding mirror doors.

BEDROOM 3

10'3" x 14'6" max into wrdb

With window to front, radiator, built in wardrobes with sliding mirror doors.





FAMILY BATHROOM

6' x 9'10" max

With Velux rooflight window to rear, suite comprising w.c., was basin and bath with shower over, tiled splashbacks, heated towel rail, extractor fan.

SINGLE INTEGRAL GARAGE

9'9" x 20'

With electric up and over door to front (currently not working), door to side and window to rear, wall mounted Worcester central heating boiler, plumbing for washing machine, internal door to inner hall.

FRONT GARDEN

Comprising a gravelled forecourt with railings, driveway leading to the garage.

REAR GARDEN

Being mainly paved with timber fencing, gated side access.

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.

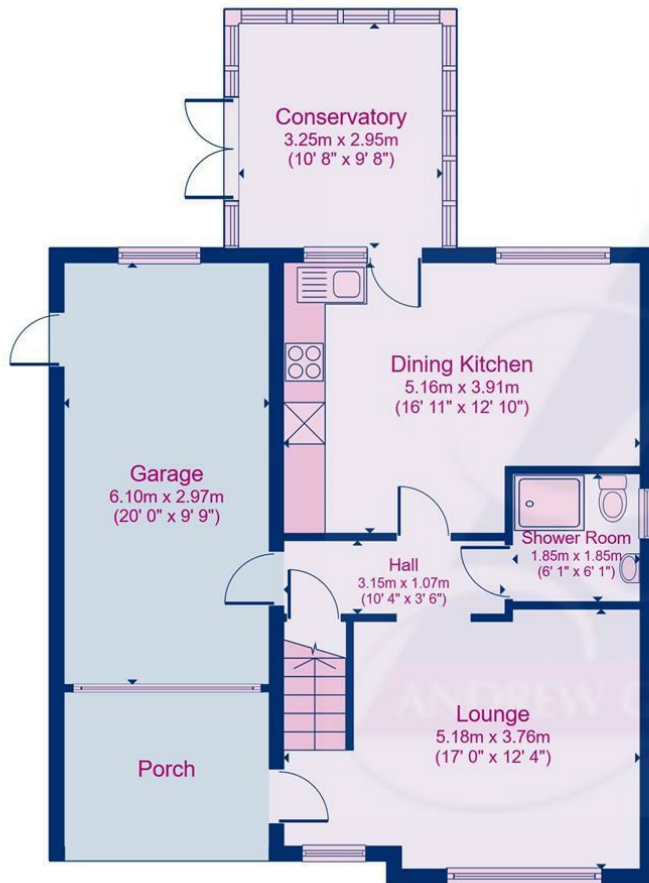
Conveyancing

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.

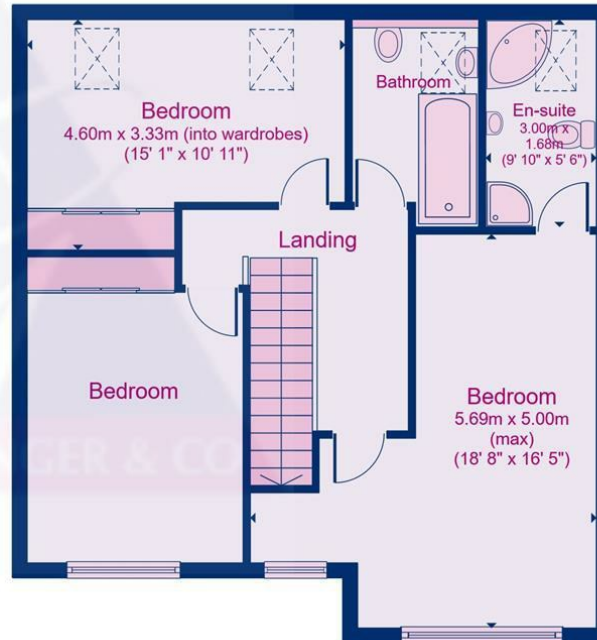




Floorplan



Ground Floor
Floor area 54.7 sq.m. (588 sq.ft.) approx



First Floor
Floor area 67.8 sq.m. (730 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.
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EPC Rating - C

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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