



Gladstone Street, Loughborough, LE11 1NS

GARDEN WASTE
COLLECTION



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

Property Description

A very attractive spacious bay fronted Victorian house offering many original character features throughout and located within an established residential area near to the church and accessible to the town centre.

This delightful bay fronted home offers endless character along with spacious living space on 2 floors and a good sized rear garden with outhouses. The accommodation has gas central heating and includes open entrance porch, long hall leading through to the back door, lounge, dining/sitting room, fitted dining kitchen, part gallery landing, 3 generously sized bedrooms and bathroom. Outside offers a walled front garden, whilst to the rear is a landscaped garden with a range of outhouses.

Character features include stripped pine doors, original fireplaces to living rooms and bedrooms, original built in cupboard, plaster arch.





Key Features

- ATTRACTIVE BAY FRONTED VICTORIAN HOME
- ENDLESS CHARACTER AND ORIGINAL FEATURES THROUGHOUT
- GAS CENTRAL HEATING
- PORCH, HALL, LOUNGE, DINING/SITTING ROOM, FITTED DINING KITCHEN
- PART GALLERY LANDING
- 3 GENEROUSLY SIZED BEDROOMS
- BATHROOM
- FRONT GARDEN, GOOD SIZE REAR GARDEN
- RANGE OF OUTHOUSES

Guide Price
£290,000

VIEWINGS & DIRECTIONS

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

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE PORCH

With tiled floor, half glazed door to hall.

HALL

A long hallway with an ornate plaster arch, side door giving access to the garden, staircase to first floor with cupboard below, radiator.

LOUNGE

11'3" x 12'3" plus bay (3.43m x 3.73m plus bay)

With bay window to front, ornate marble fire surround and inset multi fuel stove, shelved alcoves, radiator.

DINING/SITTING ROOM

11'3" x 12'2" (3.43m x 3.71m)

With window to rear, ornate fire surround with cast iron and tiled grate and tiled hearth, radiator.

DINING KITCHEN

9'6" x 20' max (2.90m x 6.10m max)

With bay window to side, further windows to side and rear, fitted base and wall units with work surfaces, inset ceramic sink top, gas hob with electric double oven below and cooker hood/canopy above, integrated dish washer, fridge and freezer, tiled splashbacks, original pine fire surround with inset multi fuel stove and tiled hearth. full height built in pine fronted cupboard to alcove with drawers below.

FIRST FLOOR PART GALLERY LANDING

With window to side and balustrade.

BEDROOM 1

16'1" x 12'2" (4.90m x 3.71m)

With 2 windows to the front, radiator, original cast iron fire grate and tiled hearth.

BEDROOM 2

12'7" x 12'2" (3.84m x 3.71m)

With window to rear, radiator, original cast iron fire grate, built in cupboard to alcove with stripped pine doors.

BATHROOM

5'8" x 5'9" (1.73m x 1.75m)

With window to side, white suite comprising w.c., with concealed cistern, wash basin set into tiled surround and shower bath with curved screen and shower over, fully tiled walls and floor.





BEDROOM 3

9'7" x 9'8" min (2.92m x 2.95m min)

With window to rear, radiator, original cast iron fire grate and tiled hearth.

OUTSIDE

FRONT GARDEN

With walled and fenced boundaries, blue brick path leading to the porch, garden area with slate chippings and shrubs. Shared side entry gives access to the rear garden.

REAR GARDEN

The rear garden is of a good size having a blue brick paved area, BOILER ROOM/UTILITY ROOM, WOOD STORE, timber garden shed, raised patio area with pergola over and climbing plants, lawn and further patio to the rear, a variety of shrubs and trees including a Quince Tree, outside tap.

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



Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Charnwood Borough Council

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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