



Althorpe Drive, Loughborough, LE11 4QU



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

Property Description

AN EXTENDED AND VERY SPACIOUS FAMILY HOME SITUATED WITHIN THIS WELL ESTABLISHED RESIDENTIAL AREA TO THE NORTH WEST OF THE TOWN AND WELL PLACED FOR LOCAL SCHOOLS AND AMENITIES.

The property has had extensions to both ground and first floor and now provides 5 bedrooms and shower room to the first floor and hall, lounge, large dining room, fitted kitchen and utility room to the ground floor. The accommodation has UPVC double glazed windows and gas central heating with a combi boiler. Outside offers a driveway/off road parking for at least 3 cars, a good size carport and a low maintenance rear garden.

The property will be offered with no upward chain.





Key Features

- EXTENDED 5 BEDROOM SEMI-DETACHED HOUSE
- ESTABLISHED RESIDENTIAL AREA CONVENIENT FOR LOCAL SCHOOLS
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- HALL, LOUNGE, SPACIOUS DINING ROOM
- EXTENDED KITCHEN AND UTILITY ROOM
- 5 BEDROOMS AND SHOWER ROOM
- DRIVEWAY/OFF ROAD PARKING FOR AT LEAST 3 CARS
- CARPORT
- LOW MAINTENANCE REAR GARDEN
- NO UPWARD CHAIN

**Offers In Excess Of
£275,000**

VIEWINGS & DIRECTIONS

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

What 3 words location:- garage.this.person

ACCOMMODATION IN DETAIL

ENTRANCE HALL

With entrance door and side panels, stairs to first floor with cupboard below, radiator and tiled floor.

DINING ROOM/SITTING ROOM

16'6" x 10'6"

With window to rear and side, 2 radiators, display shelving, door to kitchen and archway to lounge.

LOUNGE

10'2" x 12'9"

With window to front, radiator, fire surround with fitted electric fire.

KITCHEN

9'9" x 12'7"

With window and half glazed door to side leading to the garden, range of fitted base and wall units, work surfaces, stainless steel sink top, electric cooker with hood above, space for American style fridge freezer, tiled floor, radiator and downlights, door to utility room.

UTILITY ROOM

9'10" x 6'

With windows to side and rear, wall mounted combi boiler, plumbing and space for appliances, downlights and tiled floor.

FIRST FLOOR LANDING

With loft access and pull down ladder.

BEDROOM 1

10'1" x 13'2"

With window to front with views over the town and countryside beyond, radiator.

BEDROOM 2

10'1" x 10'10"

With window to rear, radiator and built in airing cupboard.

BEDROOM 3

7' x 13'8"

With window to front and radiator.

BEDROOM 4

7'1" x 10'7" max

With window to rear and radiator.

BEDROOM 5

6'5" x 9'11" max

With window to front and radiator.





SHOWER ROOM

With window to rear, suite comprising w.c., wash basin and shower cubicle, tiled walls and floor, heated towel rail, downlights and extractor fan.

OUTSIDE

DRIVEWAY/OFF ROAD PARKING

A block paved frontage provides parking for up to 3 cars and steps up to the front door.

CARPORT

7'3" x 25'6"

With double doors to front, lighting and open to the rear.

REAR GARDEN

The rear garden is predominantly paved for low maintenance, with seating areas and outside lighting and 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



Ground Floor

Floor area 53.7 sq.m. (578 sq.ft.) approx



First Floor

Floor area 54.8 sq.m. (590 sq.ft.) approx

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

Tenure - Freehold

Council Tax Band - D

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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