



Colgrove Road, Loughborough, LE11 3NL



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

# Property Description

AN ATTRACTIVE AND SPACIOUS TRADITIONAL & INDIVIDUAL 3/4 BEDROOM DETACHED HOUSE SITUATED IN A HIGHLY ESTABLISHED AND SOUGHT AFTER AREA OF THE TOWN CLOSE TO AMENITIES. MANY ORIGINAL CHARACTER FEATURES THROUGHOUT.

Gas central heating and UPVC double glazing, entrance porch, large central reception hall, front living room/double bedroom, dressing room, shower room, rear lounge, fitted kitchen, pantry, utility room, cloaks/w.c. Large first floor landing area with room and potential for a staircase and loft conversion (subject to suitable planning permission etc). 3 double bedrooms, bathroom and separate w.c. Driveway and off road parking for several vehicles. Generous mature private rear garden.

The property is located within this delightful established residential area between Forest Road and Beacon Road and is conveniently situated for access to the town centre and amenities, as well as the University campus.





## Key Features

- ATTRACTIVE TRADITIONAL DETACHED HOUSE
- ESTABLISHED AND HIGHLY SOUGHT AFTER LOCATION BETWEEN FOREST ROAD AND BEACON ROAD
- UPVC DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING
- ENTRANCE PORCH, LARGE RECEPTION HALL, REAR LOUNGE
- FRONT SITTING ROOM/GF BEDROOM, DRESSING ROOM, SHOWER ROOM
- BREAKFAST KITCHEN, UTILITY/LOBBY, CLOAKROOM/W.C.
- LARGE FIRST FLOOR LANDING, 3 DOUBLE BEDROOMS, BATHROOM AND SEP W.C.
- EXTENSIVE DRIVEWAY AND OFF ROAD PARKING
- LARGE MATURE REAR GARDEN
- NO CHAIN

**Guide Price**  
**£425,000**

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.  
What 3 word location:- glow.after.jelly

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE PORCH

With entrance door and further door to:-

#### RECEPTION HALL

With Oak Parquet floor, staircase to first floor via half landing with window to side, spacious understairs cupboard.

#### SITTING ROOM/GF BEDROOM

With bay window to front, window to side, radiator, original stone fireplace, Oak Parquet floor.

#### DRESSING ROOM

#### SHOWER ROOM

With window to front, white suite comprising w.c., wash basin and shower cubicle with glass screen.

#### LOUNGE

With patio door leading to the rear garden, window to side, feature open fireplace, Oak Parquet floor, radiator.

#### BREAKFAST KITCHEN

With windows to side and rear, fitted base and wall units, work surfaces, copper sink, space for Range style cooker with extractor canopy above, built in breakfast table, radiator, walk in PANTRY.

#### SIDE LOBBY

With doors to front and side.

#### UTILITY/W.C.

With window to rear, w.c., plumbing for washing machine.

#### PART GALLERY LANDING

With windows to front and side, radiator, airing cupboard with hot water cylinder, loft access. The size and layout of the landing could potentially allow for a further staircase into the loft for a loft conversion, subject to all necessary consents.

#### BEDROOM

With bay window to front and 2 side windows, radiator.

#### BEDROOM

With window to rear and 2 side windows, radiator.





#### **BEDROOM**

With window to rear, radiator and built in wardrobe.

#### **BATHROOM**

With 2 windows to side, wash basin, enamelled bath and separate shower cubicle, tiled splashbacks, radiator.

#### **SEPARATE W.C.**

With window to side and w.c.

#### **OUTSIDE**

#### **DRIVEWAY/OFF ROAD PARKING**

A block paved frontage with walled front boundary providing parking for several vehicles, gated side access to rear garden.

#### **REAR GARDEN**

With extensive patio area, lawn and mature trees/shrubs (Please note, the Sauna and Spa pool are not included in the sale and will be removed by the vendor unless a purchaser wishes to buy these separately). Integrated garden store with electric points and lighting.

#### **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**

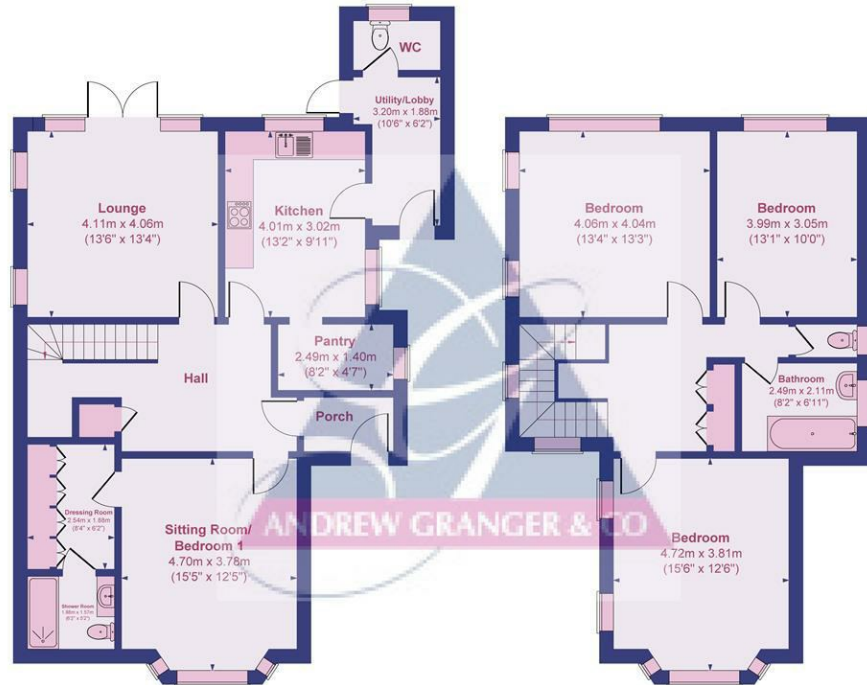
If you have a house to sell then we offer a Free Valuation, without obligation.





# Floorplan

Approximate Gross Internal Area  
152.5 sq. m. (1642 sq. ft.)



Ground Floor  
Floor Area 85.6 sq.m. (922 sq.ft.) approx

First Floor  
Floor Area 66.8 sq.m. (720 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate  
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

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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