



Pevensey Road, Loughborough, LE11 5UE



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

Property Description

A MODERN 4 BEDROOM DETACHED HOUSE SITUATED TO THE NORTH OF THE TOWN OFFERING GOOD SIZED ACCOMMODATION. THE PROPERTY HAS A CURRENT HMO LICENCE AND HAS BEEN USED AS A STUDENT LET. GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, HALL, CLOAKROOM/W.C., LOUNGE, FITTED DINING KITCHEN TO INCLUDE APPLIANCES, LANDING, BEDROOM 1 WITH EN SUITE SHOWER ROOM, 3 FURTHER DOUBLE BEDROOMS AND MAIN BATHROOM, SINGLE INTEGRAL GARAGE, ENCLOSED REAR GARDEN. **NO CHAIN**

This spacious 4 bedroom detached house is situated to the north of the town and is within easy reach of the town centre and University Campus. The accommodation is ideal for family use or alternatively can be used for letting purposes such as student letting, which it has successfully been in recent year and has an HMO licence.





Key Features

- SPACIOUS 4 BEDROOM DETACHED HOUSE
- HMO LICENCE, RECENTLY USED AS A STUDENT LET
- CONVENIENT FOR THE TOWN CENTRE AND UNIVERSITY CAMPUS
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS AND DOORS
- HALL, CLOAKROOM/W.C., LOUNGE
- DINING KITCHEN COMPLETE WITH APPLIANCES
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 3 FURTHER BEDROOMS AND BATHROOM
- DRIVEWAY, SINGLE GARAGE AND ENCLOSED REAR GARDEN
- NO CHAIN

Guide Price
£290,000

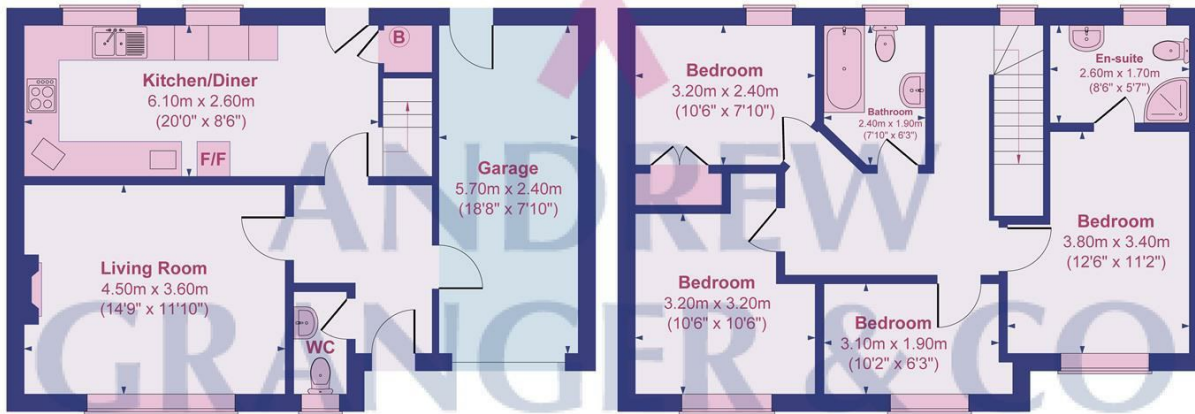


Approximate Gross Internal Area

102.0 sq. m. (1098 sq. ft.)

Garage At 13.2 sq. m. (142 sq. ft.)

Total 115.2 sq. m. (1240 sq. ft.)



Ground Floor

Floor Area 43.6 sq.m. (469 sq.ft.) approx

Garage 13.2 sq.m. (142 sq.ft.) approx

First Floor

Floor Area 58.4 sq.m. (629 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 - C

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



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