



Leicester Road, Loughborough, LE11 2AF

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A deceptively spacious and very well presented semi-detached house situated just to the south of the town with convenient access to the town centre and local schools and amenities. The extended accommodation has been much improved by the current owners, including a newly fitted kitchen and shower room.

Gas central heating and UPVC double glazing, entrance hall, ground floor shower room, lounge, separate dining room, superb fitted breakfast kitchen and utility room. First floor landing, 3 bedrooms and bathroom. Driveway/parking for several cars, good size rear garden.





Key Features

- DECEPTIVELY SPACIOUS AND WELL PRESENTED SEMI-DETACHED HOUSE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- ENTRANCE HALL, GROUND FLOOR SHOWER ROOM
- LOUNGE, SEPARATE DINING ROOM
- SUPERB FITTED BREAKFAST KITCHEN, UTILITY ROOM
- FIRST FLOOR LANDING, 3 BEDROOMS AND BATHROOM
- DRIVEWAY/OFF ROAD PARKING FOR SEVERAL CARS
- GOOD SIZED REAR GARDEN
- SITUATED JUST TO THE SOUTH OF THE TOWN, CONVENIENT FOR LOCAL SCHOOLS AND AMENITIES.

**Offers In The Region
Of
£260,000**

VIEWINGS & DIRECTIONS

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

What 3 words location:- agree.those.hope

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With entrance door to side, radiator, stairs to first floor.

SHOWER ROOM

Fully refitted with a stylish modern suite comprising w.c., wash basin and corner shower cubicle, tiled floor and matching wall tiling.

FITTED BREAKFAST KITCHEN

9'11" x 15'1" (3.02m x 4.60m)

With windows to front and side, refitted with an extensive range of high gloss fronted base and wall units, work surfaces, textured sink with mixer tap, gas hob, electric oven below, cooker hood, integrated dish washer and fridge freezer, tiled splashbacks and flooring, ceiling downlights.

UTILITY

With window to side, wall mounted central heating boiler, plumbing for washing machine.

LOUNGE

11'10" x 15'6" (3.61m x 4.72m)

With window to side, oak fire surround with marble hearth and back cloth and fitted gas fire, radiator, oak flooring, ceiling downlights, twin glazed doors to dining/family room.

DINING/FAMILY ROOM

7'4" x 15'3" (2.24m x 4.65m)

With double glazed patio doors to garden and 2 windows to rear, radiator and oak style flooring.

FIRST FLOOR LANDING

With windows to front and side.

BEDROOM 1

14'8" x 12' (4.47m x 3.66m)

With windows to side and rear, radiator.





BEDROOM 2

12'4" x 8'5" (3.76m x 2.57m)

With window to side, radiator and built in wardrobe.

BEDROOM 3

9' x 6'7" (2.74m x 2.01m)

With 2 windows to front and radiator.

BATHROOM

With window to front, white suite comprising w.c., wash basin and bath with electric shower above, tiled splashbacks.

OUTSIDE

Concrete driveway giving parking for at least 3 vehicles.

Good sized rear garden with patio area, artificial grass and shrub borders.

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.

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

Approximate Gross Internal Area
98.7 sq. m. (1063 sq. ft.)



Ground Floor
Floor area 54.3 sq.m. (585 sq.ft.) approx

First Floor
Floor area 44.4 sq.m. (478 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@asbuillenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

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 (Sales) office on 01509 235534

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