



Newstead Way, Loughborough, LE11 2UA

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**

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Property Description

An attractive semi-detached house with brick built garage standing on a corner plot in a quiet position on the very edge of this sought after development to the South East of the town, close to open countryside. The property has gas fired central heating and UPVC double glazed windows and doors.

The accommodation includes entrance hall, cloakroom/w.c., lounge, dining room with store cupboard, fitted kitchen, master bedroom with built in wardrobes and en suite shower room, 2 further bedrooms and family bathroom.

Outside offers gardens to front, side and rear, along with a driveway leading to a single garage with additional side access door to the garden.

The property is located within a very sought after residential development on the outskirts of the town, convenient for local schools and amenities.





Key Features

- ATTRACTIVE SEMI-DETACHED HOUSE
- POPULAR LOCATION ON THE OUTSKIRTS OF THE TOWN
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- ENTRANCE HALL, CLOAKROOM/W.C.
- LOUNGE, DINING ROOM, FITTED KITCHEN
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- FRONT, SIDE AND REAR GARDENS
- DRIVEWAY AND SINGLE GARAGE
- NO UPWARD CHAIN

Guide Price
£265,000

VIEWINGS & DIRECTIONS

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

What 3 Words location:- stuff.hurls.unguarded

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE

12'4" x 13'9" (3.76m x 4.19m)

With window to front, radiator, fire surround with marble hearth and back cloth and electric fire.

DINING ROOM

7'10" x 12' max (2.39m x 3.66m max)

With patio door to rear, radiator, under stairs storage cupboard, arch to kitchen.

KITCHEN

7'4" x 8'7" (2.24m x 2.62m)

With window to rear, range of base and wall units, work surfaces, stainless steel sink top, gas hob, electric oven and cooker hood, space and plumbing for washing machine, space for fridge, tiled splashbacks, cupboard housing central heating boiler.

CLOAKROOM/W.C.

Comprising w.c. and wash basin, radiator and extractor fan.

FIRST FLOOR LANDING

With window to side, radiator, loft access, airing cupboard with hot water cylinder.

BEDROOM 1

8'11" x 10'8" (2.72m x 3.25m)

With window to front, radiator, built in wardrobes.

EN SUITE SHOWER ROOM

Comprising w.c., wash basin and shower cubicle with mains shower, tiled splashbacks and radiator.

BEDROOM 2

8'11" x 9'4" (2.72m x 2.84m)

With window to rear and radiator.

BEDROOM 3

6'4" x 7'6" plus alcove (1.93m x 2.29m plus alcove)

With window to front and radiator.





BATHROOM

6'4" x 6'3" (1.93m x 1.91m)

With window to rear, w.c., wash basin and bath, tiled splashbacks, radiator.

OUTSIDE

FRONT GARDEN

With shrub beds, steps up to front door.

Driveway leading to the garage.

SINGLE GARAGE

With up and over door to front and side access door.

SIDE AND REAR GARDEN

Gated side access to a good size gravel area to the side of the property with path leading to the rear garden with patio and lawn.

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
77.2 sq. m. (832 sq. ft.)



Ground Floor

Floor area 38.7 sq.m. (417 sq.ft.) approx

First Floor

Floor area 38.5 sq.m. (415 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 - 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



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

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