



Nanpantan Road, Loughborough, LE11 3SU

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY**
KNIGHT

LAND AND
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Property Description

A most delightful and well presented traditional bay fronted semi-detached house situated in the prestigious 'Forest Side' area of Loughborough. Convenient for access to the town centre and also close to open countryside as well as good local schools. Gas central heating, UPVC d/g, porch, hall, lounge, extended dining room, extended fitted kitchen, landing, 3 bedrooms and shower room.

Outside offers a good frontage with off road parking and driveway extending to the side leading to a single garage. There is a good size mature and private south facing rear garden with covered terrace, outside w.c. and store room.

The property offers good sized family living space within a very sought after area of the town within easy reach of local schools and the town centre.





Key Features

- WELL MAINTAINED TRADITIONAL BAY FRONTED SEMI-DETACHED HOUSE
- POPULAR 'FOREST SIDE' LOCATION CONVENIENT FOR LOCAL SCHOOLS
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS
- PORCH, HALL, LOUNGE, EXTENDED DINING ROOM
- EXTENDED FITTED KITCHEN
- 3 BEDROOMS AND REFITTED SHOWER ROOM
- OFF ROAD PARKING TO FRONT, DRIVEWAY TO SIDE
- SINGLE GARAGE WITH STORE ROOM TO THE REAR
- GOOD SIZE PRIVATE MATURE SOUTH FACING REAR GARDEN

Guide Price
£285,000

VIEWINGS & DIRECTIONS

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

What 3 words location:- paint.mini.loose

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

With front door, tiled floor, radiator, staircase to first floor, understairs cupboard.

LOUNGE

With bay window to front, fireplace with electric fire, radiator, archway to dining room.

DINING ROOM

With patio door to rear garden, gas fire with central heating back boiler, radiator.

KITCHEN

With window to side and door to rear, extensive range of base and wall units, work surfaces, stainless steel sink top, electric cooker, space and plumbing for washing machine.

FIRST FLOOR LANDING

With window to side.

BEDROOM 1

With window to front, radiator and fitted wardrobes.

BEDROOM 2

With window to rear and radiator.

BEDROOM 3

With window to front and radiator.

SHOWER ROOM

With window to rear, suite comprising w.c., wash basin and walk in shower cubicle, tiled walls.





OUTSIDE

To the front of the property is off road parking and a shrub bed, driveway to the side leading to the garage.

To the rear is a delightful private south facing garden with large covered patio and climbing grape vine, lawns, well stocked flower and shrub beds and to the rear of the garden is a vegetable area. There is also an outside w.c. and a generous store room attached to the garage.

SINGLE GARAGE

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

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.

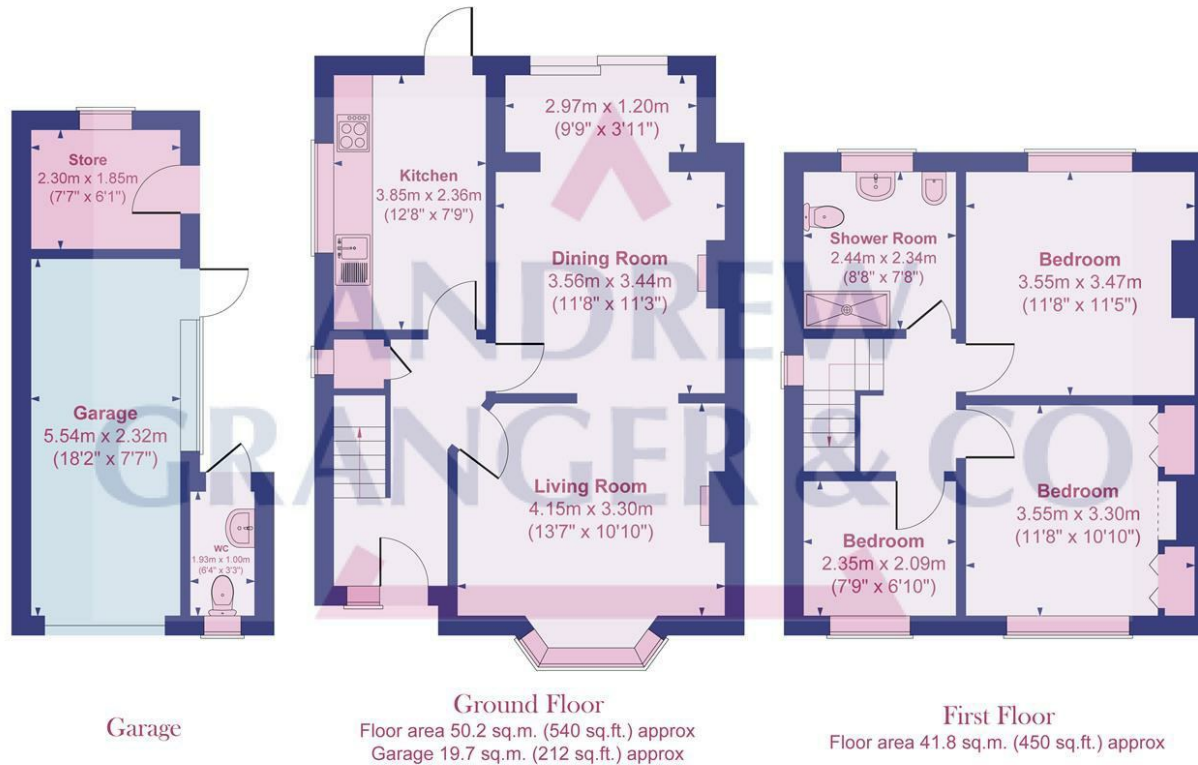
Conveyancing

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
92.0 sq. m. (990 sq. ft.)
Garage At 19.7 sq. m. (212 sq. ft.)
Total 111.7 sq. m. (1202 sq. ft.)



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



EPC Rating - E

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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