



Atherstone Road, Loughborough, LE11 2SH

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

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Property Description

A very well appointed extended semi-detached house situated within this highly popular residential area to the south of the town, convenient for local schools, shopping and leisure facilities. The accommodation has gas central heating and UPVC double glazed windows and doors and includes entrance porch, hall, large living room/dining room, further sitting room and extended breakfast kitchen. To the first floor are 3 good sized bedrooms and bathroom.

Outside offers off road parking to the front, an electric roller shutter door gives access to a side driveway which in turn leads to a single garage. There is an private rear garden.

From the rear of the property there are views over the town and beyond for many miles





Key Features

- VERY WELL APPOINTED SEMI-DETACHED HOUSE
- POPULAR RESIDENTIAL AREA CLOSE TO LOCAL SCHOOLS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS AND DOORS
- ENTRANCE PORCH, HALL, LIVING ROOM/DINING ROOM
- FURTHER SITTING ROOM
- EXTENDED FITTED BREAKFAST KITCHEN
- 3 BEDROOMS AND BATHROOM
- OFF ROAD PARKING TO THE FRONT
- ROLLER SHUTTER DOOR TO SIDE DRIVEWAY, DETACHED GARAGE
- PRIVATE REAR GARDEN

Guide Price
£298,000

VIEWINGS & DIRECTIONS

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

What 3 words location:- facing.hurls.smile

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE PORCH

With doors to front, further door to hall.

HALL

With side access door to driveway, stairs to first floor, cupboard below, radiator.

LIVING ROOM/DINING ROOM

With bay window to front, 2 radiators, fitted gas fire, oak flooring, door to, sitting room.

SITTING ROOM

With patio door to rear and radiator, door to kitchen.

EXTENDED BREAKFAST KITCHEN

With 2 windows to side and further window to the rear overlooking the garden, extensive range of fitted base and wall units with work surfaces, inset sink top complete with filtered water tap, gas hob and electric oven, plumbing and space for washing machine, space for breakfast table, door to hall.

FIRST FLOOR LANDING

With window to side, loft access and ladder.

BEDROOM 1

With bay window to front, radiator, fitted wardrobes, cupboard, dressing table and drawers.

BEDROOM 2

With window to rear with views over the town, radiator, fitted wardrobes.

BEDROOM 3

With window to front, radiator, built in wardrobes.

BATHROOM

With window to rear, with stylish suite comprising w.c., vanity unit with wash basin, bath, separate corner shower cubicle with mains shower, fully tiled walls and floor, heated towel rail.





OUTSIDE

To the front of the property is a block paved driveway and parking area, to the side is a roller shutter door giving access to a side driveway leading to a SINGLE DETACHED GARAGE.

To the rear is a private garden with patio area, lawn, raised decked patio and timber garden shed.

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 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

Market Appraisals

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

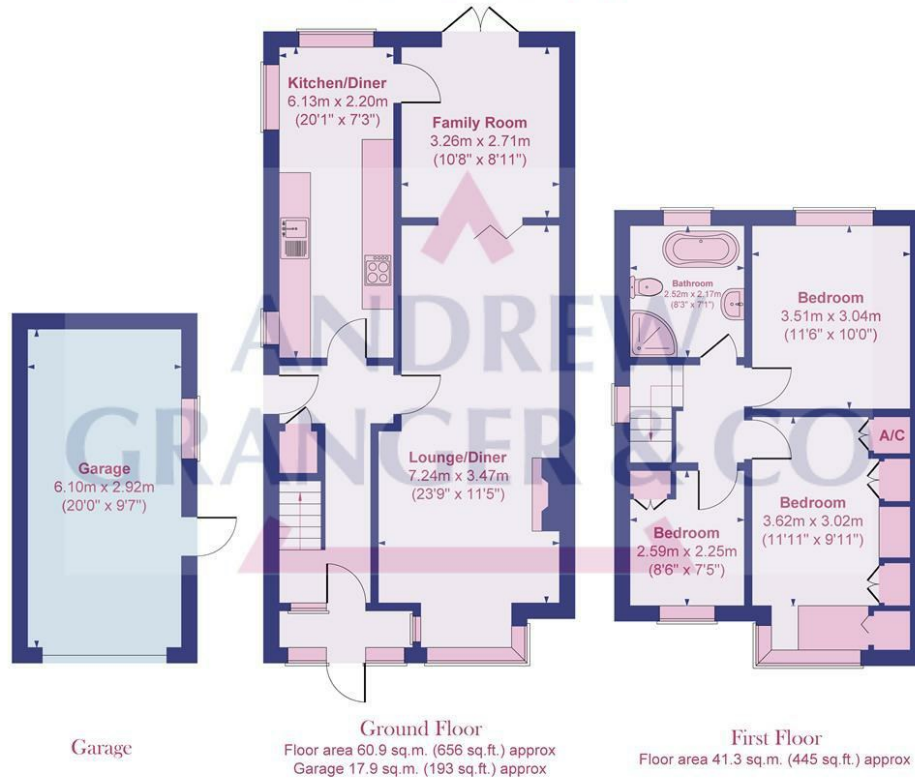
Conveyancing

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
102.2 sq. m. (1101 sq. ft.)
Garage At 17.9 sq. m. (193 sq. ft.)
Total 120.1 sq. m. (1294 sq. ft.)



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



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

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