



**Rendell Street, Loughborough, LE11 1LJ**

 **ANDREW  
GRANGER & CO**

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**SHELDON  
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PROFESSIONALS



# Property Description

An extremely well appointed and presented terraced house situated in a no through road on the eastern side of Loughborough in an enviable position backing directly onto The Grand Union Canal, which offers an abundance of wildlife. The property has gas central heating and UPVC double glazed windows and door and includes lounge, separate dining room, well fitted kitchen leading through to a further reception room/garden room/study. To the first floor are 2 double bedrooms and a bathroom with shower bath.

Outside offers a delightful rear garden with seating areas, raised beds and back directly onto the Grand Union Canal, giving a high level of privacy and wildlife galore.

The property is located in a no through road opposite the local Primary School and is very conveniently situated for access to the town centre and also the mainline railway station.







## Key Features

- VERY WELL PRESENTED AND APPOINTED TERRACED HOUSE
- BEAUTIFUL SETTING BACKING DIRECTLY ONTO THE GRAND UNION CANAL
- NO THROUGH ROAD CLOSE TO LOCAL PRIMARY SCHOOL
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS AND DOORS
- LOUNGE, DINING ROOM
- VERY WELL FITTED KITCHEN, FURTHER RECEPTION ROOM/GARDEN ROOM/STUDY
- 2 DOUBLE BEDROOMS AND BATHROOM
- DELIGHTFUL PRIVATE REAR GARDEN
- CONVENIENT LOCATION FOR THE TOWN AND RAILWAY STATION

**Guide Price**  
**£215,000**



## VIEWINGS & DIRECTIONS

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

What 3 words location:- mining.liability.trip

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### LOUNGE

With window and door to front, fire surround with cast iron and tiled fire grate, built in cupboard to alcove, radiator, laminate flooring, half glazed door to dining room.

#### DINING ROOM

With window to rear, radiator, stairs to first floor with cupboard below, half glazed door to kitchen.

#### KITCHEN

With window to side, fitted with an extensive range of base and wall units with gloss white cupboard fronts, work surfaces, white sink top, a range of integrated appliances including electric induction hob, electric fan oven, cooker hood, fridge freezer, space and plumbing for washing machine, mosaic tiled splashbacks, spot lights, tiled floor, glazed door to garden room.

#### GARDEN ROOM

With window to side and double opening patio doors to rear leading to the garden, tiled floor, radiator. This room offers a variety of uses and enjoys views over the garden and canal beyond.

### FIRST FLOOR LANDING

#### BEDROOM 1

With window to front and radiator.

#### BEDROOM 2

With window to rear looking out over the garden and canal, radiator, built in cupboard.

#### BATHROOM

With window to rear, white suite comprising w.c., wash basin and shower bath with curved screen and shower over, tiled splashbacks, chrome heated towel rail, downlights.







## **OUTSIDE**

A delightful rear garden with paved patio area, various raised beds, further gravel seating area to the rear backing directly onto the canal, gated shared entry giving access to the street.

## **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.

## **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

**Ground Floor**  
Approx. 47.3 sq. metres (508.7 sq. feet)



**First Floor**  
Approx. 42.4 sq. metres (456.4 sq. feet)



Total area: approx. 89.7 sq. metres (965.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - A

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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