



Redwood Road, Loughborough, LE11 2LD

Part of  
**ANDREW  
GRANGER & CO**

**SHELLEY  
BOSLEY**  
KNIGHT

LAND AND  
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# Property Description

A very stylish and well presented semi-detached house situated within a small cul de sac close to Outwoods Edge Primary School.. Gas central heating and UPVC double glazed windows and doors, entrance hall, good sized lounge, fully refitted dining kitchen with integrated appliances. 3 bedrooms and bathroom. Front garden and driveway, private rear garden with a southerly aspect.

This property has been fitted and decorated to a very high standard throughout and we would recommend an early viewing to appreciate what it has to offer.







## Key Features

- A VERY STYLISH WELL PRESENTED SEMI-DETACHED HOME
- SMALL CUL DE SAC CLOSE TO OUTWOODS EDGE PRIMARY SCHOOL
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS AND DOORS
- ENTRANCE HALL, SPACIOUS LOUNGE
- REFITTED DINING KITCHEN WITH INTEGRATED APPLIANCES
- 3 BEDROOMS AND BATHROOM
- FRONT GARDEN AND DRIVEWAY
- PRIVATE REAR GARDEN WITH A SOUTHERLY ASPECT
- VIEWING HIGHLY RECOMMENDED

**Guide Price  
£270,000**



## VIEWINGS & DIRECTIONS

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

What 3 words location:- crazy.mouth.rush

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

With front door, stairs to first floor and door to lounge.

#### LOUNGE

With Bay window to front, stylish vertical radiator, wood effect laminate flooring, door to kitchen.

#### FITTED DINING KITCHEN

A good size fitted kitchen which extends into the former conservatory with insulated roof panels, windows to side and rear and patio doors leading to the garden, extensive range of fitted base and wall units with high gloss grey cupboard fronts, contrasting work surfaces, inset textured sink, electric induction hob with hood above, Neff twin ovens (top oven is a microwave combination oven and grill, CDA dishwasher, space and plumbing for washing machine, space for large fridge freezer, understairs storage cupboard, 2 radiators and an electric 'kick space' heater, downlights and plinth lights, tiled splashbacks and bonded laminate tiled flooring, wall mounted Worcester combi boiler set into wall cupboard

#### FIRST FLOOR LANDING

Access to part boarded loft space with light.

#### BEDROOM 1

With window to rear, extensive range of oak fronted fitted wardrobes and shelving, radiator.

#### BEDROOM 2

With window to front and radiator.

#### BEDROOM 3

With window to front, radiator and built in cupboard.

#### BATHROOM

With window to side, refitted stylish luxury suite comprising w.c. with concealed cistern, vanity unit with cupboard below and inset wash basin and bath with mains shower above, attractively tiled walls, fitted mirror, radiator downlights and extractor fan.







## OUTSIDE

### FRONT GARDEN AND DRIVEWAY

To the front of the property are stone chippings and a mature hedge, to the side is a driveway for off road parking.

### REAR GARDEN

To the rear is a private garden with a southerly aspect, having a patio area, artificial grass, outside hot and cold taps, large timber garden shed/workshop.

### 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

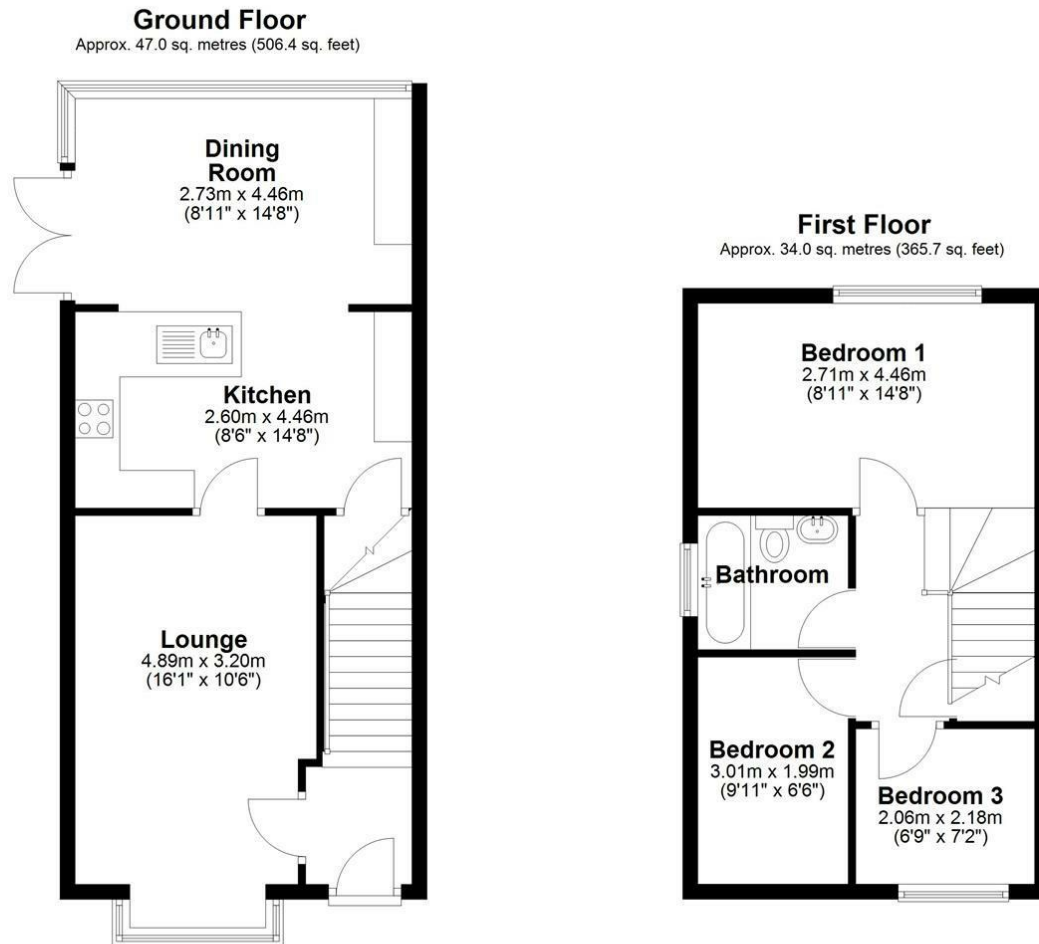
We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.







# Floorplan



Total area: approx. 81.0 sq. metres (872.1 sq. feet)

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



EPC Rating - C

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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