



Hayward Avenue, Loughborough, LE11 2PR

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY**
KNIGHT
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PROFESSIONALS

Property Description

A modern and generously proportioned 3 bedroom semi/end town house situated within this pleasant residential area to the south of the town, close to Charnwood Water. Gas central heating, UPVC double glazing, entrance hall, lounge, open plan dining kitchen, conservatory, lobby, GF shower room, 3 good sized bedrooms and bathroom. Outside offers a front garden and driveway leading to a larger than average garage and to the rear is a pleasant garden.





Key Features

- NICELY PROPORTIONED SEMI/END TOWN HOUSE
- POPULAR RESIDENTIAL AREA TO THE SOUTH OF THE TOWN CLOSE TO CHARNWOOD WATER
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- ENTRANCE HALL, LOUNGE, OPEN PLAN DINING KITCHEN
- CONSERVATORY, LOBBY, GF SHOWER ROOM
- 3 GOOD SIZED BEDROOMS AND BATHROOM
- FRONT GARDEN AND DRIVEWAY
- LARGER THAN AVERAGE GARAGE
- PLEASANT REAR GARDEN

Guide Price
£259,950

VIEWINGS & DIRECTIONS

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

What 3 words location:- whips.hulk.upset

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With door to front, radiator, stairs to first floor, storage area below.

LOUNGE

With windows to front and side, radiator, pine fire surround and gas fire.

OPEN PLAN DINING KITCHEN

With window to rear and patio door to conservatory, fitted base and wall units, work surfaces, stainless steel one and a half bowl sink top, gas hob, electric oven, space for fridge freezer, space and plumbing for washing machine, wall mounted central heating boiler, breakfast bar, radiator.

CONSERVATORY

Of UPVC double glazed construction, windows to side and rear and door to side.

LOBBY

With tiled floor, door to garage, door to shower room.

SHOWER ROOM

With window to rear, suite comprising w.c., wash basin and corner shower cubicle, tiled splashbacks and floor, radiator.

FIRST FLOOR LANDING

With airing cupboard and loft access

BEDROOM 1

With windows to front and side, radiator.

BEDROOM 2

With window to rear and radiator.

BEDROOM 3

With window to front and radiator.





BATHROOM

With 2 windows to rear, suite comprising w.c., wash basin, bath with mains shower over, tiled splashbacks.

OUTSIDE

FRONT GARDEN

With gravel beds, mature hedge, foot path to front door, driveway providing parking leading to the garage.

LARGER THAN AVERAGE GARAGE

With up and over door to front, internal door to the house, loft storage.

REAR GARDEN

With patio, lawns, well stocked flower and shrub beds, gated side access.

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.

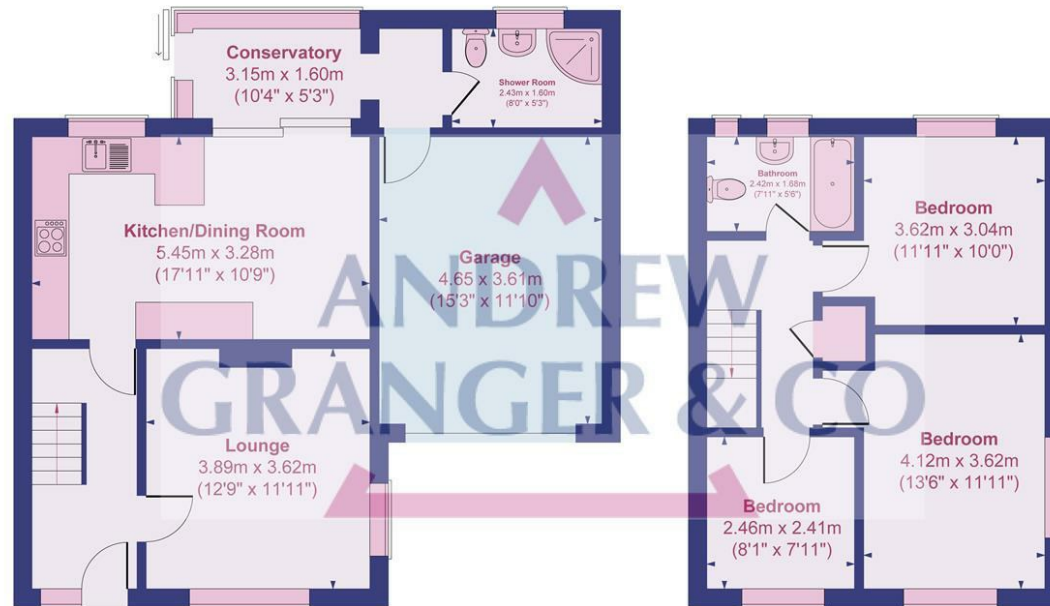
Conveyancing

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
91.0 sq. m. (980 sq. ft.)
Garage At 16.7 sq. m. (180 sq. ft.)
Total 107.7 sq. m. (1160 sq. ft.)



Ground Floor
 Floor area 51.0 sq.m. (549 sq.ft.) approx
 Garage 16.7 sq.m. (180 sq.ft.) approx

First Floor
 Floor area 40.0 sq.m. (431 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@asbuiltenergysurveys.co.uk



EPC Rating - D

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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