



Mayo Close, Loughborough, LE11 2RS

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY**
KNIGHT

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Property Description

A well presented 4 bedroom detached house situated in a delightful cul de sac within the very popular 'Forest Side' area of the town with views towards 'The Outwoods' and local countryside. The property has gas central heating and UPVC double glazed windows and doors and includes entrance hall, through lounge/dining room, further sitting room/study, cloakroom/w.c. and fitted breakfast kitchen. To the first floor are 4 good sized bedrooms and a bathroom.

The property has a driveway providing off road parking to the front and a private rear gardens.





Key Features

- GOOD SIZED DETACHED FAMILY HOME
- CUL DE SAC LOCATION WITHIN 'FOREST SIDE' OF THE TOWN
- VIEWS TO THE FRONT TOWARDS OUTWOODS
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS/DOORS
- ENTRANCE HALL, THROUGH LOUNGE/DINING ROOM
- SITTING ROOM, CLOAKROOM/W.C.
- FITTED BREAKFAST KITCHEN
- 4 BEDROOMS AND BATHROOM
- FRONT GARDEN AND DRIVEWAY
- PRIVATE REAR GARDEN

**Guide Price
£350,000**

VIEWINGS & DIRECTIONS

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

What 3 words location:- spout.assets.stop

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With door to front, window to side, radiator, stairs to first floor.

LOUNGE/DINING ROOM

With window to front and patio doors to rear, 2 radiators, wall panelling.

SITTING ROOM/STUDY

With window to front and radiator.

CLOAKROOM/W,C,

With white suite comprising w.c. and wash basin, radiator.

FITTED BREAKFAST KITCHEN

With windows to side and rear, door to side, range of fitted base and wall units, contrasting work surfaces, stainless steel sink top, electric hob with cooker hood above, electric oven below, integrated dish washer and washer dryer, space for tall fridge freezer, breakfast bar, radiator, tiled splashbacks, downlights.

FIRST FLOOR LANDING

BEDROOM 1

With window to front having views towards Outwoods and local countryside, radiator and fitted wardrobes.

BEDROOM 2

With window to front with views to Outwoods and local countryside, radiator.

BEDROOM 3

With window to rear and radiator.

BEDROOM 4

With window to front and radiator

BATHROOM

With window to rear (not double glazed), white suite comprising w.c., vanity unit and wash basin, bath with electric shower, tiled walls, extractor fan, radiator.





OUTSIDE

FRONT GARDEN AND DRIVEWAY

Tarmac driveway providing off road parking with slate bed to side. Gated side access to rear garden.

PRIVATE REAR GARDEN

With decked veranda and pergola, patio, lawns, flower and shrub beds, summer house.

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.

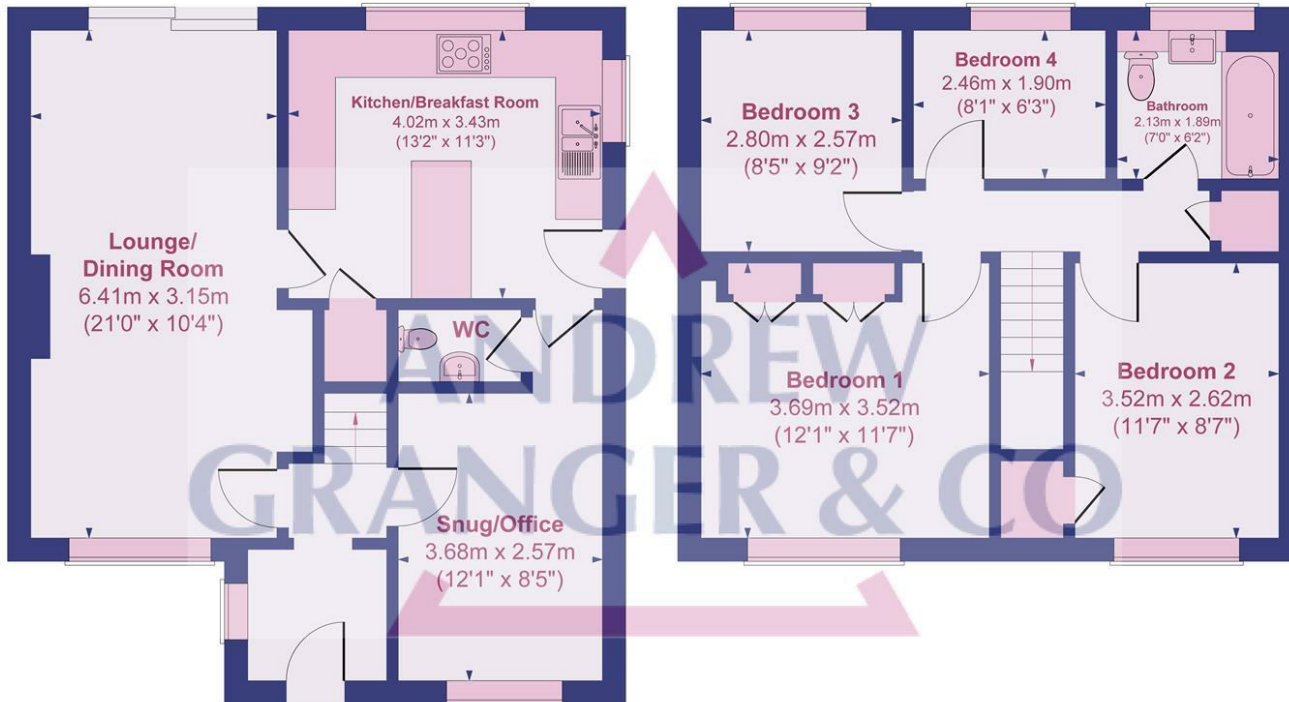
Conveyancing

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
103.9 sq. m. (1119 sq. ft.)**



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

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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