



Sandhills Close, Belton, LE12 9TT


**ANDREW
GRANGER & CO**

Part of

**SHELDON
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KNIGHT

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Property Description

A very well presented and appointed semi-detached house, situated within the centre of this popular North Leicestershire village. Belton is located to the north of Loughborough and Shepshed and easy access to both the M1 and A42 and is easily commutable to Nottingham, Loughborough, Derby and Leicester. The accommodation has gas central heating and UPVC replacement double glazed windows and doors and includes entrance porch, lounge, nicely fitted dining kitchen, landing, 3 bedrooms and bathroom. Outside offers gardens to both front and rear, along with a driveway leading to a single brick-built garage.

NO CHAIN





Key Features

- VERY WELL APPOINTED AND PRESENTED SEMI-DETACHED HOUSE
- CUL DE SAC LOCATION WITHIN VILLAGE CENTRE
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- PORCH, LOUNGE, EXTREMELY WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- 3 BEDROOMS WITH BUILT IN WARDROBES
- BATHROOM WITH ELECTRIC SHOWER
- DELIGHTFUL GARDENS TO FRONT AND REAR
- DRIVEWAY AND SINGLE BRICK BUILT GARAGE.
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN

Guide Price
£275,000

VIEWINGS & DIRECTIONS

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

What 3 words location:- attaching.grand.snuggled

ACCOMMODATION IN DETAIL

ENTRANCE PORCH

With door leading to the garden and door to lounge.

LOUNGE

With windows to front and side, 2 radiators, fitted gas fire with surround, door to stairs, further door to kitchen.

FITTED DINING KITCHEN

With 2 windows to rear and door to the garden, extensive range of fitted base and wall units with work surfaces, gas hob with 'down draught' extractor, electric double oven and built in microwave oven, integrated dishwasher, fridge and washing machine, radiator, cloaks cupboard and pantry cupboard.

FIRST FLOOR LANDING

With airing cupboard housing the Worcester combi boiler, loft access.

BEDROOM 1

With window to front, radiator and fitted wardrobes.

BEDROOM 2

With window to rear, radiator and built in wardrobe.

BEDROOM 3

With window to front, radiator and built in wardrobe.

BATHROOM

With window to rear, suite comprising w.c., wash basin and bath with electric shower over, tiled splashbacks, radiator.

OUTSIDE

Front garden with lawns, flower and shrub beds, fenced boundaries.

Rear garden with a good sized patio area, flower and shrub beds, gated access to the driveway and cul de sac.

SINGLE GARAGE of brick construction with up and over door to front.





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

Approximate Gross Internal Area
76.6 sq. m. (824 sq. ft.)
Garage At 12.6 sq. m. (136 sq. ft.)
Total 89.1 sq. m. (960 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 - D

Tenure - Freehold

Council Tax Band - B

Local Authority
 North West Leicestershire

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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