



Peter Laslett Close Loughborough LE11 2PT





Key Features

- WELL PRESENTED 4 BEDROOM DETACHED HOUSE
- SITUATED ON THE EDGE OF THE TOWN WITH VIEWS OVER OPEN COUNTRYSIDE
- GAS CENTRAL HEATING AND SEALED UNIT DOUBLE GLAZING
- HALL, CLOAKROOM/W.C., LOUNGE, SITTING ROOM/STUDY, SEPARATE DINING ROOM
- FITTED BREAKFAST KITCHEN, UTILITY ROOM
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
 - FRONT AND REAR GARDENS
- DRIVEWAY AND DETACHED DOUBLE GARAGE
 - NO CHAIN





The Property

A stylish and attractive 4 bedroom detached home built by William Davis Homes and situated at the end of a cul de sac on the edge of this highly sought development with views over open countryside towards Quorn and Woodhouse Eaves. The well presented accommodation has gas central heating and UPVC double glazed windows and doors and includes entrance hall, cloakroom/w.c., lounge, sitting room/study, separate dining room, fitted breakfast kitchen and utility room. To the first floor is a main bedroom with en suite shower room, 3 further bedrooms and family bathroom. Outside offers a front garden fronting onto a public foot path. There is an enclosed rear garden with gated access to the driveway and detached double garage.

The property is located on the very fringe of Loughborough and does have good access to local shops, schools and super market and offers easy access to the A6.

NO CHAIN

VIEWINGS & DIRECTIONS

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

What 3 words location:- wasp.powering.news

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With radiator, staircase to first floor, cloaks cupboard.

CLOAKROOM/W.C.

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

LOUNGE

With patio doors to rear, Marble fire surround with fitted gas fire, 2 radiators.

SITTING ROOM

With window to front and radiator.

DINING ROOM

With square bay window to front and radiator.

BREAKFAST KITCHEN

With windows to rear and full height window side, patio doors to rear, fitted with an extensive range of base, drawer and wall units with Quartz worktops and upstands, underdrawn sink, Zanussi induction hob, cooker hood above, Neff double oven, Neff microwave oven, Bosch dishwasher and fridge freezer, pull out larder units, kick space heater, radiator, down lights.

UTILITY ROOM

With door to side, base and wall units with quartz worktops and upstands, textured sink top, space and plumbing for washing machine and tumble dryer, wall mounted Worcester central heating boiler, kick space heater.

FIRST FLOOR LANDING

With window to front and radiator.

BEDROOM 1

With window to rear, radiator, fitted wardrobes.

EN SUITE SHOWER ROOM

With window to side, suite comprising w.c., wash basin and shower cubicle, tiled splashbacks, heated towel rail, illuminated cabinet, downlights.

BEDROOM 2

With window to front, radiator, fitted wardrobes and cupboards, dressing table and drawers.





BEDROOM 3

With window to front, radiator, built in wardrobes and cupboards.

BEDROOM 4

With window to rear and radiator.

BATHROOM

With window to rear, suite comprising w.c., wash basin, bath and shower cubicle, tiled splashbacks, heated towel rail, downlights.

OUTSIDE

FRONT GARDEN

With lawn and well stocked flower and shrub beds, gated access to front.

REAR GARDEN

With patio area, lawn and shrub beds, gated access to rear leading to the driveway/parking which has shared vehicle access from the cul de sac.

DOUBLE GARAGE

With twin doors to front, power and lighting.

EPC

Rating: 'A'

Council Tax Band

Charnwood Borough Council band E

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.





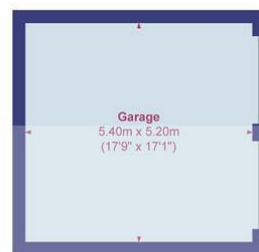




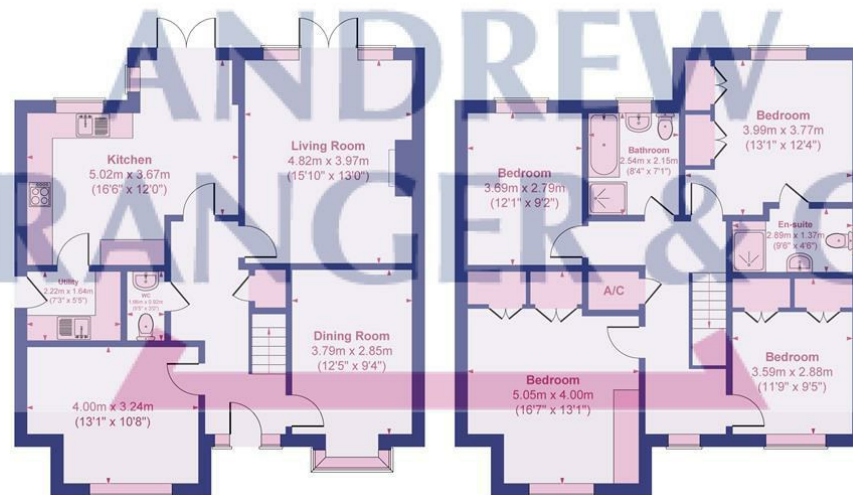


Floorplan

Approximate Gross Internal Area
160.4 sq. m. (1727 sq. ft.)
Garage At 28.0 sq. m. (301 sq. ft.)
Total 188.4 sq. m. (2028 sq. ft.)



Garage



Ground Floor

Floor area 82.1 sq.m. (884 sq.ft.) approx
Garage 28.0 sq.m. (301 sq.ft.) approx

First Floor

Floor area 78.3 sq.m. (843 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



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

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS