

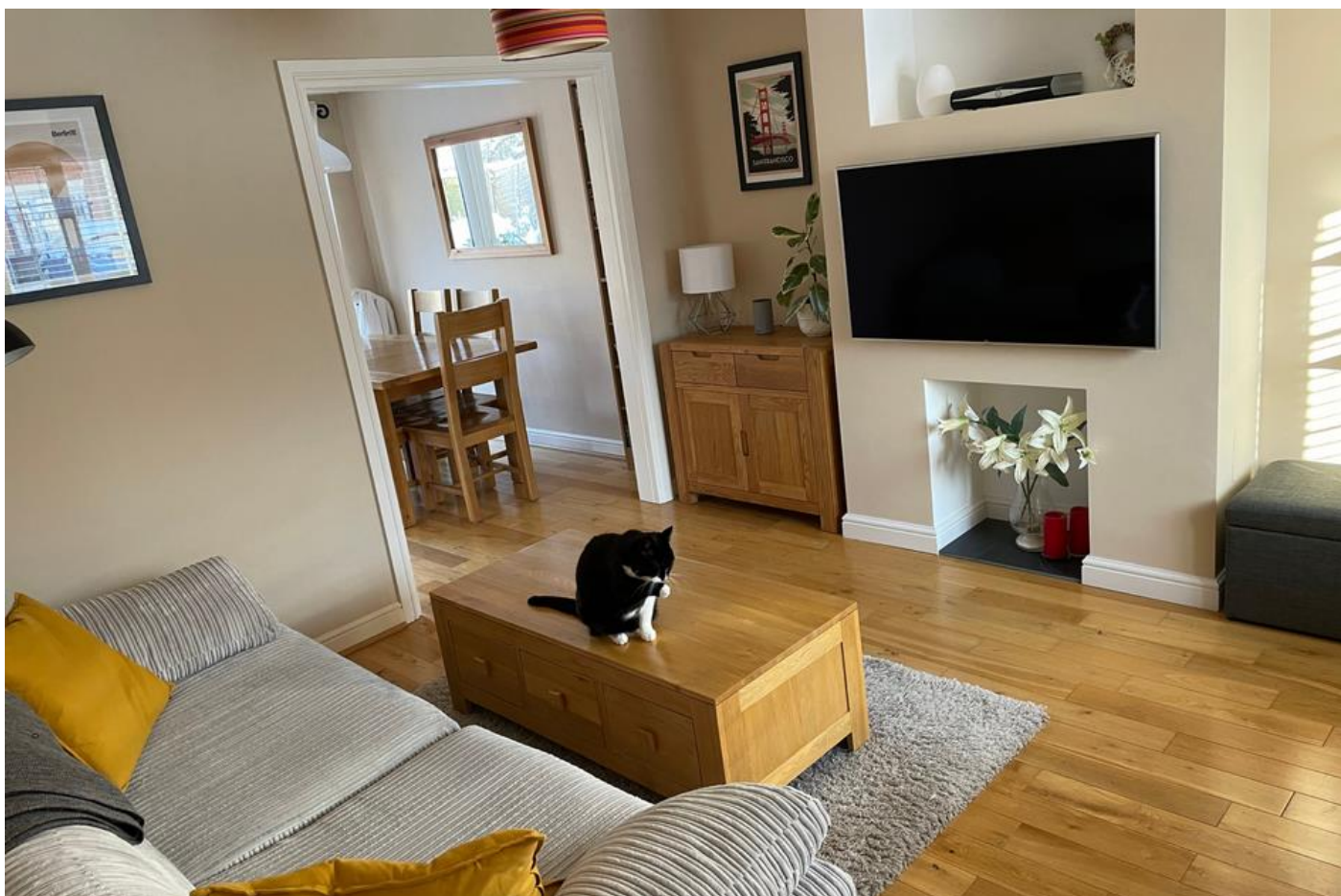


Perry Grove, Loughborough



£250,000

- IMPRESSIVE SEMI DETACHED
- INCLUDING GARDEN
- OFFICE/SUMMERHOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- UPGRADED INTERIOR
- LANDSCAPED GARDEN
- FREEHOLD
- EPC rating C



An impressive three bedroom semi detached property including a detached garden office/summerhouse, owned solar panels and for sale with no chain.

The interior has been upgraded to include solid oak wood floors in the majority of the ground floor rooms and the interior enjoys a bright and airy feel, in our view, that would make a great home for the young and growing family or couple etc.

Enter through the composite front entrance door and into a hallway with handy ground floor WC and into the front facing lounge which centres around a focal point chimney breast with inset media shelving and hidden channels for TV cables etc. A double door way leads through to the separate dining room which has continuation of the solid oak flooring along with French doors leading out in to the garden ideal for summer entertaining.

The kitchen also faces the garden, leads off the dining room and enjoys a modern range of shaker style base, drawers and eye level units with integrated appliances including fridge, freezer, stainless steel electric oven, four ring gas hob and extractor. The room also has ceramic tiled flooring and splashbacks, a good sized under stairs storage pantry housing the Viessmann conventional gas central heating boiler and uPVC double glazed side entrance door leading out in to the garden.



Upstairs there are three bedrooms (two double) number one with a range of fitted wardrobes, number two with a wardrobe alcove with free standing wardrobe and overlooking the rear garden whilst bedroom three is utilised as a home office with a fitted desk but could accommodate a single sized bed instead.

The modern white bathroom completes the accommodation and this features an over bath Mira electric shower with glass shower screen, tiled splashbacks and tiled floor, chrome heated towel radiator, shaver point, extractor, window and airing cupboard housing the hot water cylinder with immersion heater.

The property occupies this popular cul-de-sac location towards the edge of the town just a short stroll away from nearby Tesco, post office, Aldi etc and also offering swift access out of town commuting along the A6 dual carriageway corridors.

To the outside, there is a front lawned garden, driveway parking for two cars and gated access to the side leading round to a landscaped rear lawned garden with sweeping pathway and paved patio, surrounding borders and shrubs and at the very end a timber built garden office/summer house complete with double door entrance, light and power.

Good to know: The property has uPVC double glazing throughout and is gas centrally heated with a Nest smart thermostat controller. Solar panels provide free electricity during the daytime (dependent on conditions) with any excess generation being fed to the immersion heater for free hot water. A feed in tariff (FIT) provides quarterly payments based on 50% of energy generated, regardless of usage.

To find the property, proceed south on Epinal Way continuing ahead at the Shelthorpe roundabout on to Ling Road where you should take the second turning left into Bainbridge Road and next right in to Perry Grove where you should sweep left and where the property is situated on the left hand side as identified by the agents 'For Sale' board.

ENTRANCE HALLWAY 0.84m x 2.54m (2'10" x 8'4")

GROUND FLOOR WC 0.88m x 1.43m (2'11" x 4'8")

LOUNGE 3.62m x 4.06m (11'11" x 13'4")

DINING ROOM 2.2m x 2.95m (7'2" x 9'8")

KITCHEN 2.24m x 2.95m (7'4" x 9'8")

BEDROOM ONE 2.56m x 3.57m (8'5" x 11'8")

BEDROOM TWO 2.47m x 2.92m (8'1" x 9'7")

BEDROOM THREE 2m x 1.84m (6'7" x 6'0")

FAMILY BATHROOM 1.89m x 2.46m (6'2" x 8'1")

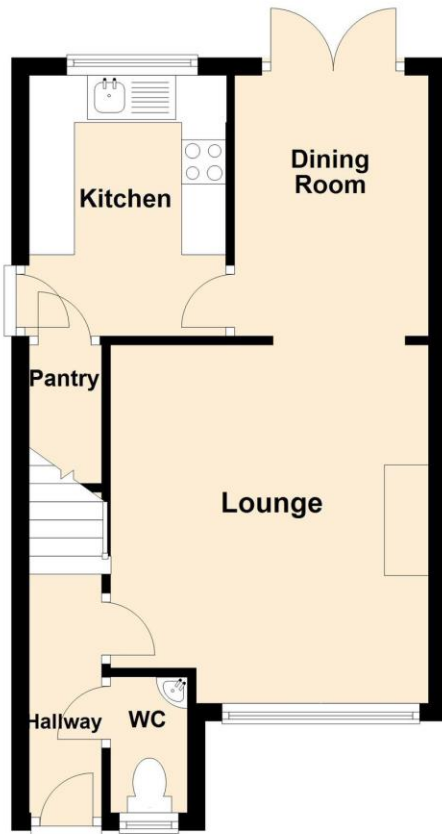
SUMMER HOUSE/GARDEN OFFICE 2.8m x 3.79m (9'2" x 12'5")

ATTACHED SHED 1.42m x 2.31m (4'8" x 7'7")



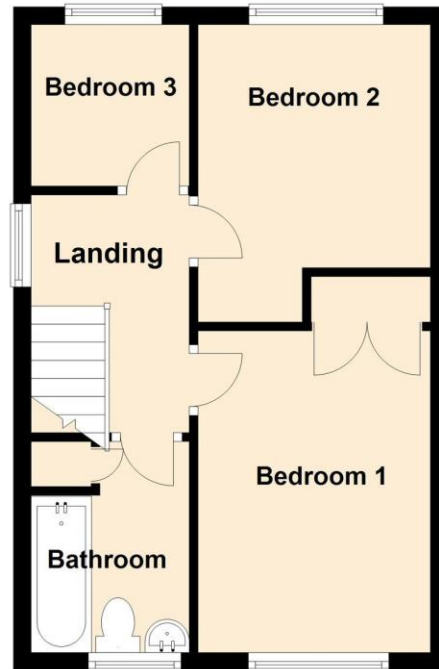
Ground Floor

Approx. 33.4 sq. metres (359.6 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.6 sq. feet)



Total area: approx. 65.7 sq. metres (707.2 sq. feet)

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band

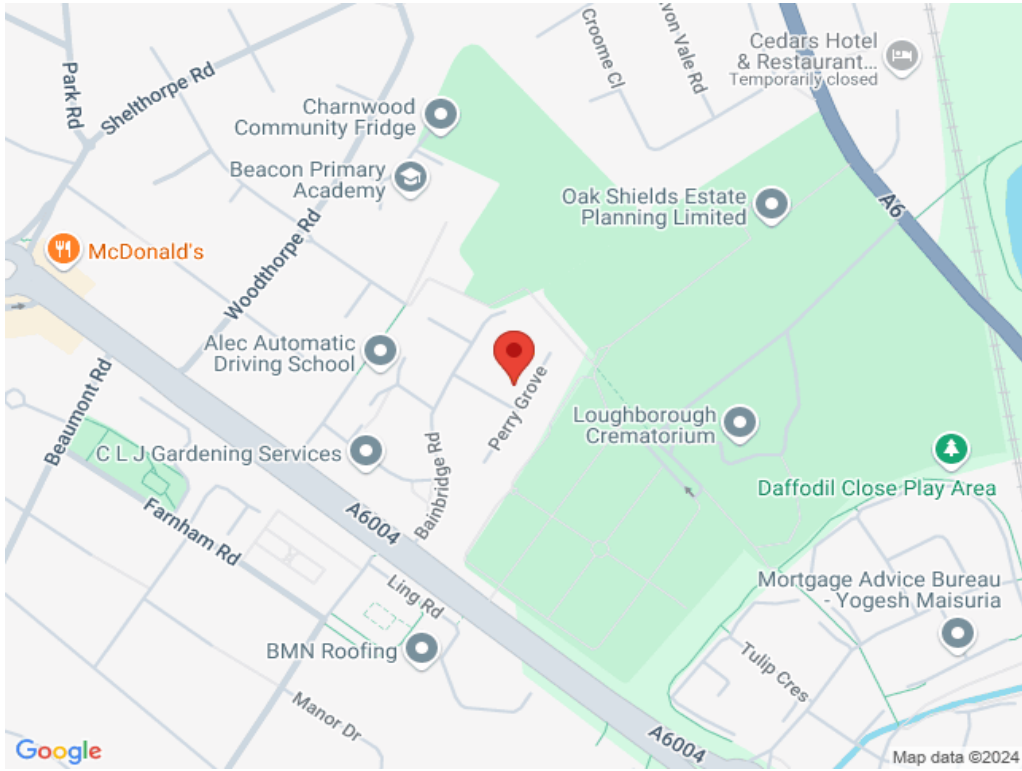
DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

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