



Nanpantan Road,
Loughborough



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2

£280,000

- ATTRACTIVE CHARACTER COTTAGE
- PRIME FORESTSIDE LOCATION
- THREE DOUBLE BEDROOMS
- REAR FACING DINING KITCHEN
- MEADOW AND WOODLAND VIEWS TO REAR
- PERIOD STYLE FIREPLACES
- FREEHOLD
- EPC rating D



This instantly appealing character cottage occupies a prime Forestside location enjoying open meadow and Woodland views to the rear, a short stroll from local nature spot 'The Outwoods' and falling within the Hollywell primary School catchment area.

The impressive interior blends character features with contemporary style and has been extended, with the accommodation now over three floors making this a great home for the professional couple or young and growing family wishing to walk to school or head off to work with nearby exit commuter routes including M1 Motorway at Junction 24 just a short distance away.

Enter through the solid oak entrance door and into a front facing lounge centred around a focal point open fireplace with exposed brick and oak lintel and offering the opportunity to install a wood burner if desired. Wood laminate flooring spans from the lounge and through into the open dining kitchen where there's plenty of space for a dining table and/or sofa arrangement, with this space centred around a period cast iron fireplace and French doors leading out into the garden ideal for summer entertaining.

The kitchen area enjoys views of the rear garden and woodland beyond and has a quality shaker style kitchen which complements the cottage features. This includes a built-in stainless steel electric double oven, six ring gas hob and extractor, microwave shelf, integrated dishwasher and plumbing for washing machine.



On the first floor there are two double bedrooms with number one overlooking the rear and with an over stairs storage cupboard. Bedroom two has a cleverly designed over the stairs alcove and the bathroom is also on the first floor which features a bath with glass shower screen, mixer shower, tiled floor and splashbacks, ceiling spotlights and extractor.

Bedroom three is on the second floor currently doubling as a home office with enough space to accommodate a double bed, spotlights, storage to the roof void and two skylight windows.

The small row of cottages that front Nanpantan Road include a stone front wall with central gate leading to the front entrance door and with most neighbours parking directly outside on the road. Access through the left-hand neighbouring property leads to the garden for number 222 with an additional gate from here into the right-hand neighbours garden which we are told is used occasionally for bins etc. The long lawned garden enjoys borders and shrubs, a patio immediately to the rear of the property and an additional patio at the very end of the garden which enjoys a dry-stone wall and of course the meadow and Woodland views.

Good to know; The property has uPVC glazing throughout. Gas central heating powered by a combination boiler located in the kitchen.

To find the property, leave the town centre heading out on Forest Road continuing to head the Epinal Way roundabout. Continue along Forest Road which eventually becomes Nanpantan Road and where the property is situated on the right hand side as identified by the Agents For Sale board.

LOUNGE 3.98m x 3.94m (13'1" x 12'11")

DINING KITCHEN 7.98m x 3.97m (26'2" x 13'0")

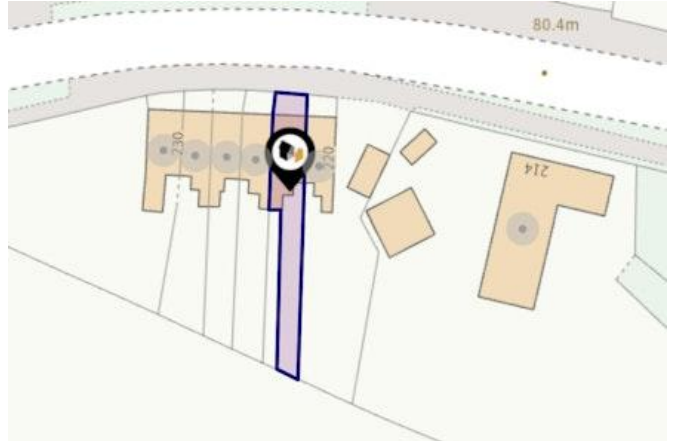
BEDROOM ONE 3.87m x 3m (12'8" x 9'10")

BEDROOM TWO 3.98m x 3.35m (13'1" x 11'0")

BEDROOM THREE 3.62m x 3.54m (11'11" x 11'7")

BATHROOM 2.39m x 2.12m (7'10" x 7'0")





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 C

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.

Ground Floor

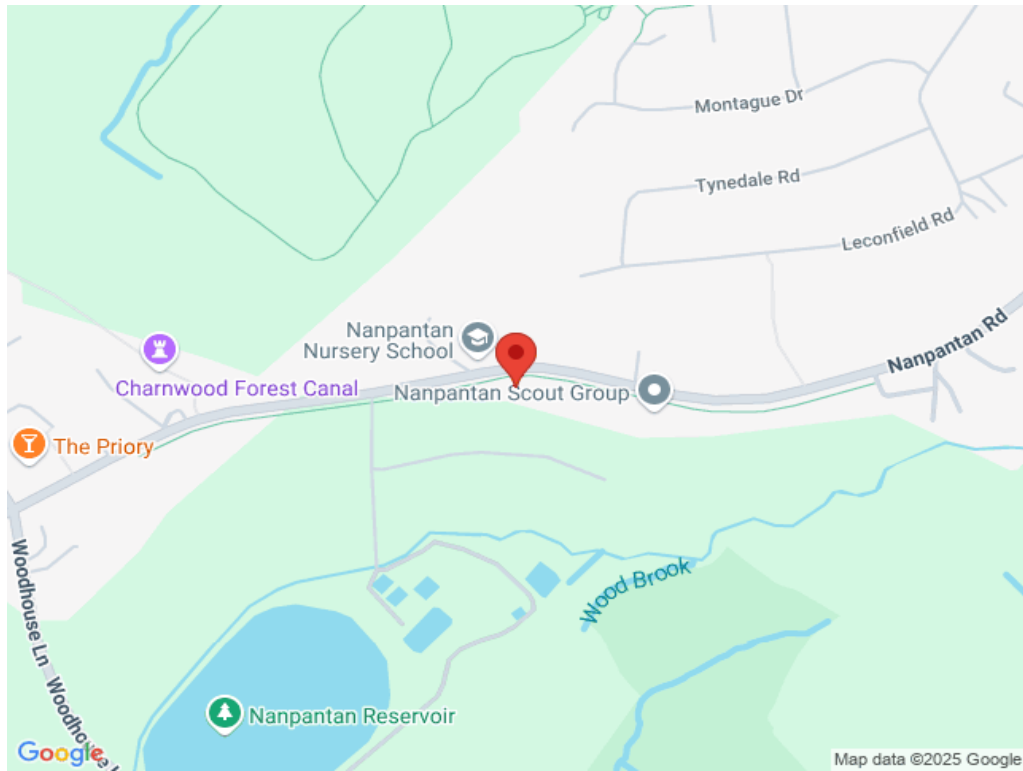


First Floor



Second Floor





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