



20 Garton Road, Loughborough, Leicestershire, LE11 2DY

£1,300

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Town Centre Location
- Three Bedrooms
- Downstairs WC
- Council Tax Band*: B
- Modern Accommodation
- Mature Rear Garden
- Open Plan Kitchen Diner
- Price: £1,300

Overview

A bay fronted traditional semi detached property within striking distance to the town centre, amenities, bars and restaurants. The property has a modern interior with hall, living room, downstairs wc, open plan dining kitchen (cooker, washing machine, dishwasher and fridge/ freezer). Upstairs there is a modern shower room and three bedrooms. Outside there is resident permit parking and lovely mature garden with shed.

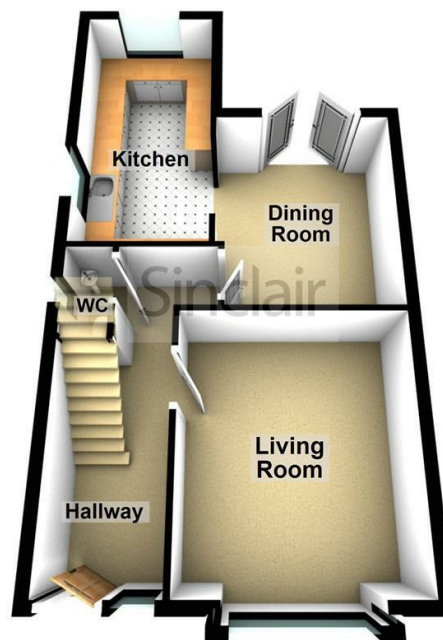
Available Now

Location**



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



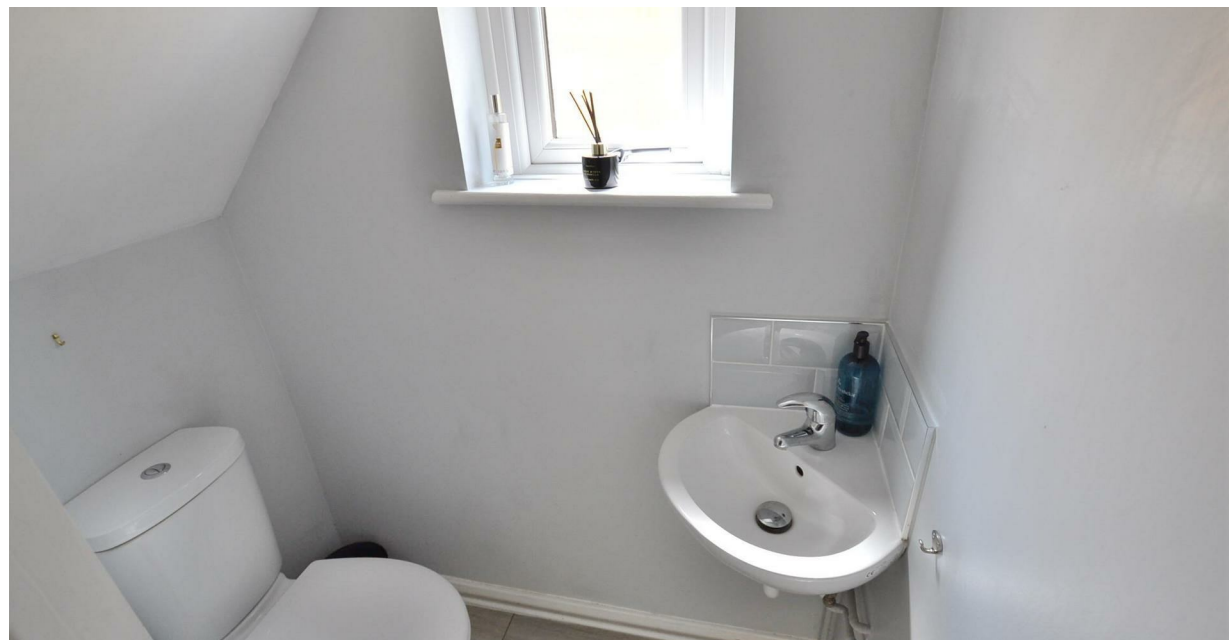
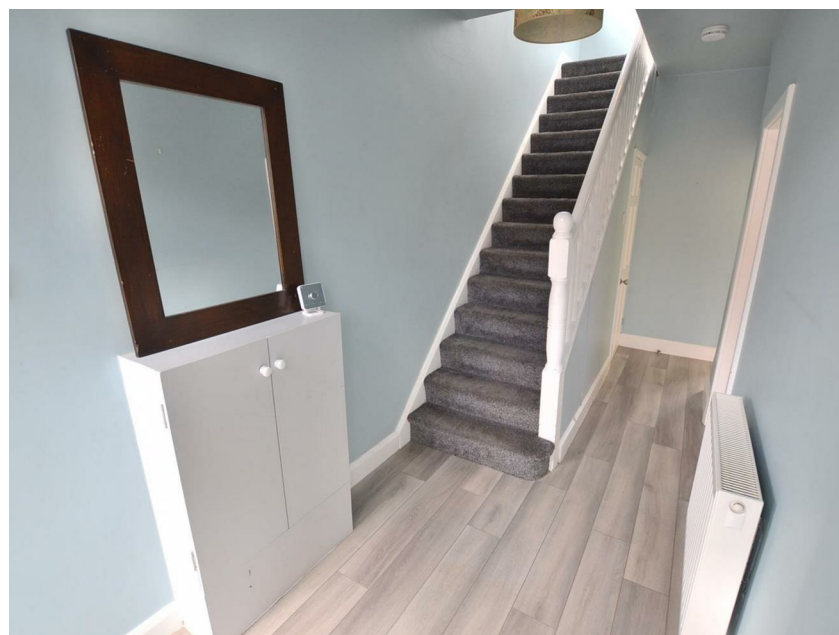
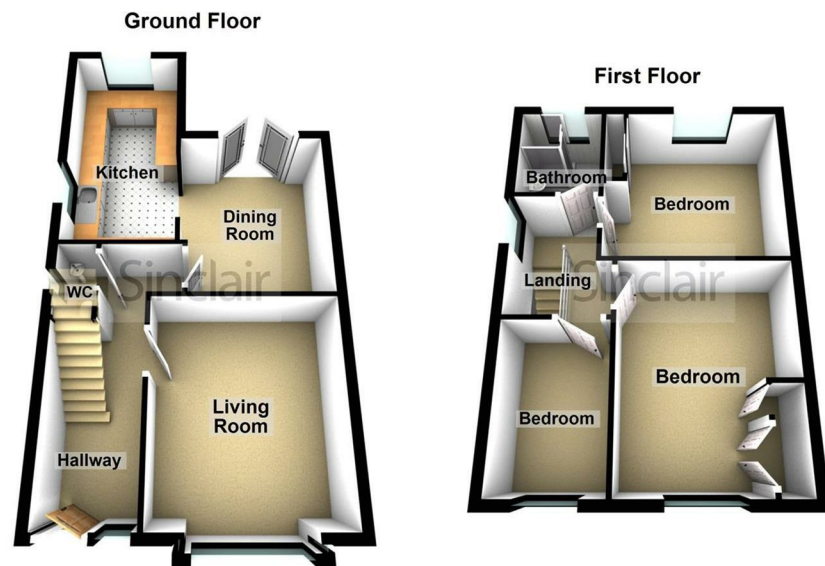
20 Garton Road, Loughborough, Leicestershire, LE11 2DY

Sinclair

Detailed Accommodation

20 Garton Road, Loughborough, Leicestershire, LE11 2DY

Sinclair



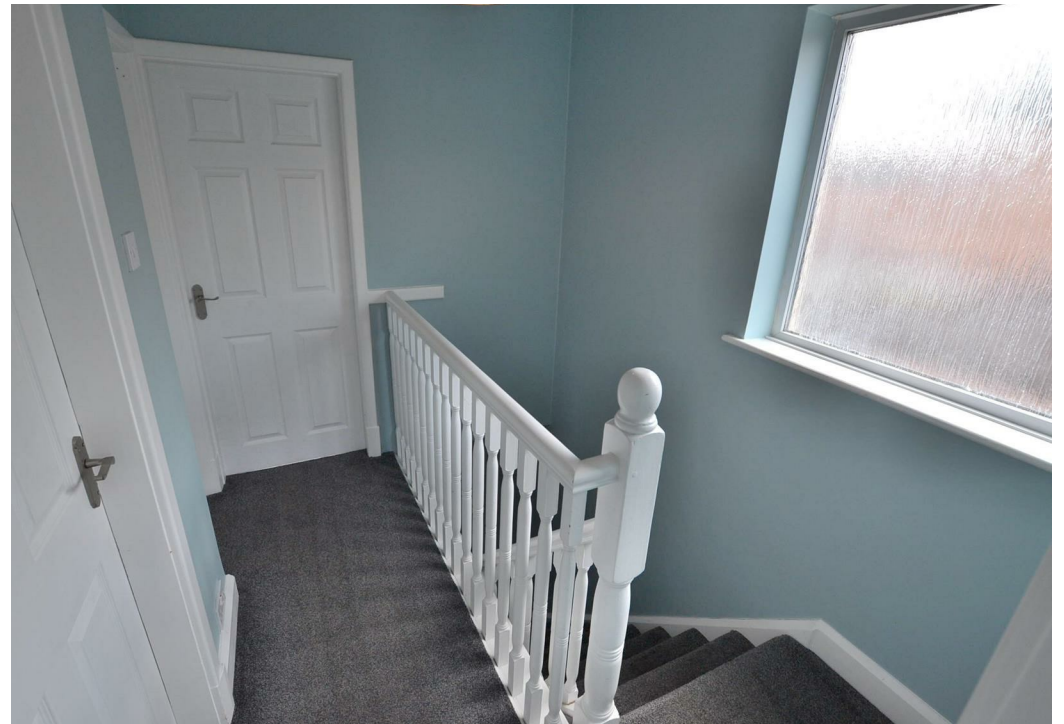
20 Garton Road, Loughborough, Leicestershire, LE11 2DY

Sinclair



20 Garton Road, Loughborough, Leicestershire, LE11 2DY

Sinclair



20 Garton Road, Loughborough, Leicestershire, LE11 2DY

Sinclair



20 Garton Road, Loughborough, Leicestershire, LE11 2DY

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairstateagents.co.uk/referral-fee-disclosure

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 600610



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

9 Bullring, Shepshed, Leicestershire, LE12 9PZ

Tel: 01509 600610

Email: shepshed@sinclairstateagents.co.uk