

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

'Knightthorpe Lodge', 1 Windleden Road, Loughborough, Leicestershire,
LE11 4HD

£144,000

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Property at a glance

- Over 55 Retirement Complex
- Off Road and Visitor Parking
- Gas Central Heating
- Council Tax Band*: B
- Two Bedrooms
- Pleasant Maintained Gardens
- No Upward Chain
- Price: £144,000

Overview

Occupying possibly one of the best positions on the development with a larger than average garden space and parking adjacent to the property, in addition to useful visitor parking directly across the road. This two bedroom bungalow offers well maintained accommodation on this over 55 retirement complex. The accommodation comprises, Hall, Living room with fitted breakfast kitchen with pantry store, two bedrooms and a shower room. Outside there are maintained gardens by the management company, off road parking, bin store and visitor parking near by . The property is offered with no upward chain

Location**

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest. The town's residents enjoy a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. There are a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The transport network make it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras. Nearest Airport: East Midlands(9.3 miles). Nearest City: Leicester(11.3 miles)



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

Ground Floor



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Detailed Accommodation

DETAILED ACCOMMODATION

Storm porch with access to a meter cupboard and entrance door through to the hall, the hall has access to the main Living room with Lounge and Dining areas (with kitchen off) two bedrooms and shower room. Radiator and cloaks storage cupboard.

LIVING ROOM

14' x 12'8 (4.27m x 3.86m)

uPVC double glazed sliding patio doors overlooking and accessing the garden, radiator, fireplace with hearth and surround. Door accessing the fitted breakfast kitchen

FITTED BREAKFAST KITCHEN

10'3 x 7'5 (3.12m x 2.26m)

One and a half bowl single drainer sink unit with mixer tap over and cupboards under, fitted units to the wall and base, roll edge work surface, tiled surround, electric cooker point, plumbing for washing machine, under counter space for additional appliance, wall mounted Worcester gas fed Boiler , uPVC double glazed window overlooking the gardens, radiator, door accessing the pantry store . The pantry store has shelving , electric light and power

BEDROOM ONE

10'10 x 9'5 (not including bay window to front of (3.30m x 2.87m (not including bay window to front o)

Pleasant uPVC double glazed bay window with radiator, double built in wardrobe/cupboard

BEDROOM TWO

7'6 x 7'3 (2.29m x 2.21m)

uPVC double glazed window, radiator.

SHOWER ROOM

The shower room is fitted with a walk in shower cubicle, low flush WC, pedestal wash hand basin, tiled splash backs, heated chrome towel rail, door accessing the airing cupboard which houses the hot water cylinder and wood slat shelving.

OUTSIDE

The property occupies a pleasant position on the entry of Knightthorpe Lodge and enjoys block paved off road parking next to the property, The gardens to the rear are communal

and maintained through the management charge and beautifully kept with shaped lawn and planting borders. This property in particular enjoys two slabbed patio seating areas as opposed to one normally allocated for each property. Communal bin store and convenient visitor parking directly opposite the bungalow.

TENURE

We are advised by the vendors that the property is held lease hold - Lease Term - 99 Years - Start Date - 1st Apr 1991 - End Date - 1st Apr 2090 - Time Remaining - 64 Years

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.sinclairestateagents.co.uk/referral-fee-disclosure

Special note to purchasers , it should be noted by prospective purchasers that the property is currently going through probate and an exchange and completion will not be possible until probate has been granted.

It should also be noted that due to the length of lease remaining on the property mortgage availability will be difficult.

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Thinking of Selling?

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



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