



Sinclair

"Snells Nook Lodge Garendon Park, Loughborough, Leicestershire, LE11
3QX

£350,000

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Property at a glance

- Grade II Listed
- Garendon Park Estate
- Generously Proportioned Gardens
- Council Tax Band*: D
- Private Plot
- No Upward Chain
- Super Gardens
- Price: £350,000

Overview

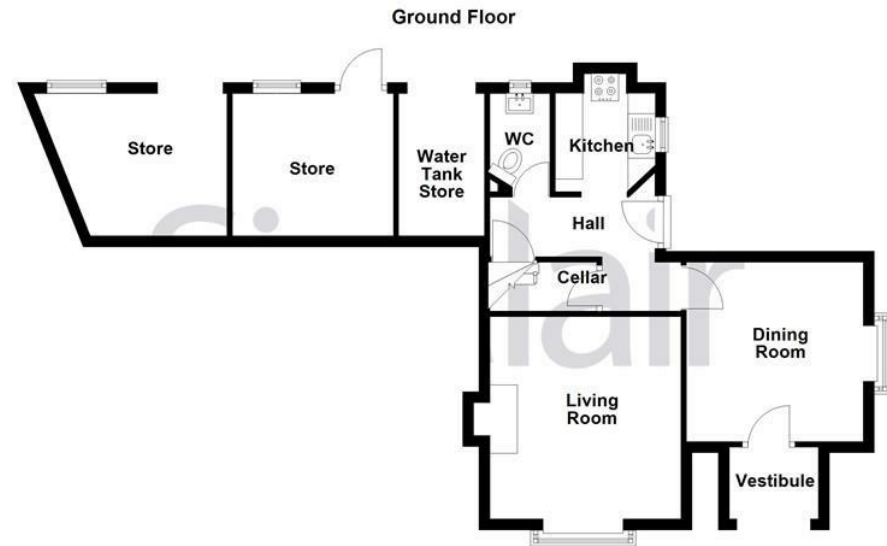
Sinclair Estate Agents are delighted to present Snell's Nook Lodge, a slice of history occupying a position adjoining the entrance gates to Garendon Park. Snell's Nook Lodge is a grade II listed property built from Charnwood granite in approximately 1847 in the Tudor gothic style. The accommodation in brief comprises hall, living room, dining room, kitchen, downstairs wc, small cellar storage; two first floor bedrooms, bathroom and store/ potential study area. Outside there are generously proportioned private enclosed mature gardens with orchard, out stores and a driveway providing off road parking. No Upward Chain. EPC RATING F.

Location**

The main entrance into the park is off Ashby Road, the A512, along the south side of the park. Adjoining the gate is Snell's Nook Lodge (listed grade II), a two-storey Charnwood granite building of 1847 in the Tudor gothic style designed by William Railton (d 1877). From here a drive swings east around the ridge surmounted with the Temple of Venus before joining an older drive from Shepshed, south-west of the park.



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



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Detailed Accommodation

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There is a solid timber entrance door through to the reception hall.

Reception Hall

Has a radiator and access to the living room, separate dining room, kitchen, downstairs cloakroom/ wc and door accessing the stairs to the first floor, a further door accessing a cellar area.

Dining Room

11'7 x 9'6 (3.53m x 2.90m)

Double glazed window, radiator and an exposed brick fire place with tiled half, built in cupboard to the side of chimney breast.

Living Room

11'11 x 11'10 (3.63m x 3.61m)

uPVC double glazed window to the front elevation with views beyond, an exposed brick fire place with raised half surmounted wood burning stove, wood strip flooring, radiator.

Kitchen

Has a single drainer stainless steel sink unit, base and eye level units, roll edge work surface, electric cooker point and plumbing for washing machine, space for a tall standing fridge freezer. There is a double glazed window.

Downstairs Cloaks/WC

Fitted with a white two piece suite comprising low flush WC and pedestal wash hand basin with chrome mixer tap, double glazed window overlooking the garden and a heated chrome towel rail.

First Floor

On the first floor a landing gives way to two bedrooms, bathroom and walk in store/study room.

Bedroom One

12'2 x 11'11 (inc wardrobe/cupboards) (3.71m x 3.63m (inc wardrobe/cupboards))

Double glazed multi pane window with views beyond, radiator, fitted wardrobe/cupboards and shelving.

Bedroom Two

10'1 x 9'10 (3.07m x 3.00m)

(some restricted head height and to the front of wardrobe/cupboards)

There is a double glazed window, radiator, a range of fitted cupboards with shelving, exposed beams.

Bathroom

Fitted with a white three piece suite comprising double ended panel bath with centre mounted chrome mixer tap, low flush WC, pedestal wash hand basin, tiled splashbacks, radiator, double glazed window overlooking the garden.

Walk In Store

5'10 x 4'8 (1.78m x 1.42m)

Generously proportioned store room which could also be utilised as a study space and there is a radiator.

Outside

Snells Nook Lodge occupies a position on the gated entrance to Garendon Park. There is a driveway providing ample parking and generously proportioned gardens to the side and rear. There is a slabbed patio area and the main garden is laid to lawn. There is a variety of plants and shrubs and an orchard area with fruit trees. There is a series of outside brick built stores.

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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		75
(55-68) D		
(39-54) E		
(21-38) F	33	
(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

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Photographs

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It should be noted by prospective purchasers that the nearby surrounding land has been secured for new homes development. <https://www.garendoncountrypark.com/>

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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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