



Sinclair

'White Lodge' Garendon Park, Loughborough, Leicestershire, LE11 4SH

£550,000

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

- Grade II Listed
- 3 Bedrooms
- Stunning Approach
- Council Tax Band\*: D
- No Upward Chain
- Various Out Buildings
- Picturesque Garendon Park
- Price: £550,000

## Overview

Sinclair Estate Agents are delighted to present White Lodge, a slice of history set within the picturesque Garendon Park. The Grade II listed property is approached via the eye catching Temple of Venus and lies next to the impressive Triumphal Arch (not included in sale).

White Lodge, perhaps 17th century in origin and re-modelled early 19th Century is stone built and stucco faced with a hipped Swithland slate roof. Internally the property comprises reception hall, two reception rooms, re-fitted kitchen; on the first floor a landing gives way to three bedrooms (the third and bathroom accessed from a further study landing area.) To the lower floor there is a utility room, separate boiler room and access to a vaulted cellar

Outside there are walled gardens to the side and a series of outbuildings including kennels, stables and a barn/ store/ workshop. The buildings offer scope for improvement and alternative uses subject to the necessary planning and consents. Offered with no upward chain.

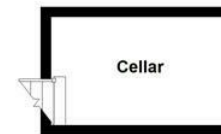
## Location\*\*

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. 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 property. This passes the White Lodge. On the south side is a central, double door with radiating fanlight above approached by seven steps. The lodge stands approx 100m west of the Triumphal Arch, and serves as an eyecatcher from the Ashby Road. The present drive serves White Lodge, and now runs from it west of the Triumphal Arch before running north-east to the buildings in the northern part of the park.

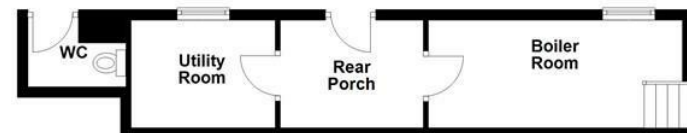


\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

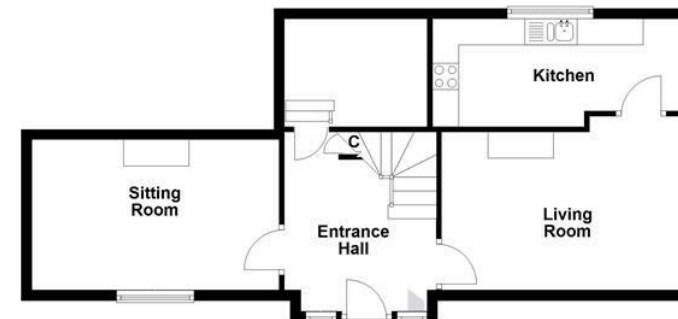
Sub-basement



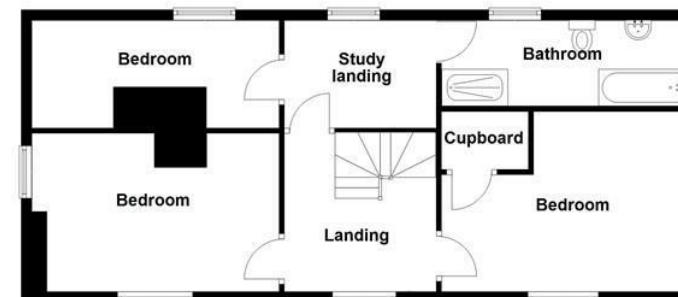
Basement



Ground Floor



First Floor



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## Detailed Accommodation

### DETAILED ACOMMODATION

There is an entrance door with adjacent window through to the reception hall.

#### Reception Hall

Has beamed ceiling, stairs accessing the first floor, doors accessing two reception rooms and the lower floor utility room, boiler room and cellar.

#### Reception Room One

15'6 x 9'7 (side of chimney breast) (4.72m x 2.92m (side of chimney breast))

Double glazed multi pane sash style window, radiator, a central fire place with tiled hearth and back, wooden sides and over mantle, radiator.

#### Reception Room Two

15'4 x 10'1 min 10'6 max (4.67m x 3.07m min 3.20m max )

With multi pane sash style window, radiator, fire place with feature exposed beam to the inglenook with inset shelving, an exposed beam ceiling, door accessing the re-fitted kitchen.

#### Refitted Kitchen

15'3 x 5'9 (4.65m x 1.75m)

With one and a half bowl single drainer stainless steel sink unit with a chrome mixer tap over with rinser attachment, fitted units to the wall and base, work surface, tiled surround, electric hob with oven under and extractor fan over, window to the rear elevation overlooking the garden, space for a tall standing fridge freezer, plumbing for washing machine, radiator.

#### First Floor

A landing gives way to three bedrooms with the third bedroom and bathroom accessed from a further study landing area. A half moon feature window.

#### Bedroom One

15'11 x 10' (side of chimney breast) (4.85m x 3.05m (side of chimney breast))

Windows to two elevations, radiator.

#### Bedroom Two

15'10 x 7'5 min 11'4 max (4.83m x 2.26m min 3.45m max)

Windows to two elevations, radiator, door accessing built in storage cupboard.

#### Study Landing

9'6 x 8' (2.90m x 2.44m)

Multi pane window with doors accessing bedroom three and family bathroom, radiator.

#### Bedroom Three

14'10 x 7'3 (including chimney breast) (4.52m x 2.21m (including chimney breast))

There is an open fire with a multi pane window and a radiator.

#### Bathroom

Fitted with a white four piece suite comprising panelled bath, walk in shower cubicle with thermostatic shower and door screening, low flush WC and pedestal wash hand basin, part tiled walls, radiator and window to the rear elevation.

#### Lower Floor

To the lower floor there is a further entrance lobby with access to a utility room and boiler room, door accessing the outside. 12'6 high ceiling with exposed beams.

#### Utility Room

8'3 x 7' (2.51m x 2.13m)

Plumbing for washing machine, electric light and power, radiator, window to the rear elevation.

#### Boiler Room

With a wall mounted oil fired boiler, electric, light and power, a water tank and open access to a vaulted cellar.

#### Cellar

11'11 x 5'6 (3.63m x 1.68m)

Vaulted ceiling and brick thrawl.

#### Outside

The property is accessed from a private drive leading passed the triumphal arch and has vehicular access to the property and gardens. There is a series of out stores including kennels/chicken coops and brick build stables.

#### Stable One

9'5 x 21'4 (2.87m x 6.50m)

#### Stable Two

9'9 x 9'5 (2.97m x 2.87m)

There are two sectional garages and barn.

The barn measures 56'5 x 21'1.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		51
(21-38) <b>F</b>		
(1-20) <b>G</b>	3	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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It should be noted by prospective purchasers that the land facing the White lodge is secured for new homes development. <https://www.garendoncountrypark.com/>

# 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.  
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