



Sinclair

'Cedar Villas', 131 Park Road, Loughborough, Leicestershire, LE11 2HD

£279,950

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Ease Of Access To Town
- Extended Period Residence
- Gas Central Heating
- Council Tax Band\*: C
- No Upward Chain
- Three Reception Rooms
- Modernisation Required
- Price: £279,950

## Overview

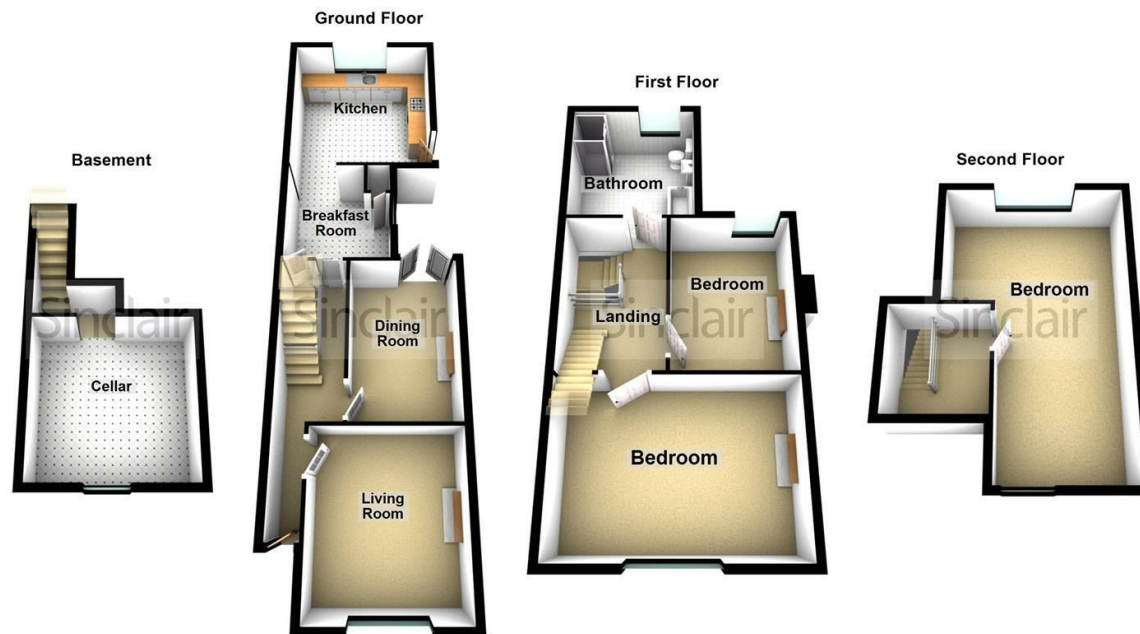
Cedar Villas offers generously proportioned period accommodation with a rear extension and converted loft space. The property is offered with no upward chain and does require some modernisation and in brief comprises storm porch, reception hall, living room, separate dining room, breakfast room, extended breakfast kitchen, cellar ; on the first floor landing gives way to two double bedrooms and bathroom and there is the well proportioned loft room. Outside there are gardens to the front and rear . Partial double glazing and gas central heating.

## 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.



'Cedar Villas', 131 Park Road, Loughborough, Leicestershire, LE11 2HD

Sinclair

## Detailed Accommodation

### DETAILED ACCOMMODATION

Storm porch with timber entrance door through to the reception hall, the reception hall has timber panelled doors accessing three reception rooms, balustrade staircase accessing the first floor ,cornice to ceiling, radiator.

#### RECEPTION ROOM ONE/LIVING ROOM

12'11 x 11'11 (side of chimney breast) (3.94m x 3.63m (side of chimney breast) )  
uPVC double glazed window, tiled open fireplace, ceiling rose, cornice to ceiling, radiator, wood stripped floor.

#### RECEPTION ROOM TWO/DINING ROOM

13'x 9'5 (side of chimney breast) (3.96mx 2.87m (side of chimney breast) )  
Cornice to ceiling, wall lights, radiator, wood stripped flooring, open fireplace, double doors to the rear.

#### RECEPTION ROOM THREE/ BREAKFAST ROOM

9'1 x 8'11 (front of chimney breast) (2.77m x 2.72m (front of chimney breast) )  
Sash window, wall mounted gas fed boiler, tiled fireplace, door accessing the cellar and access to the breakfast kitchen .

#### BREAKFAST KITCHEN

13'6 x 12'4 (4.11m x 3.76m )  
uPVC double glazed window overlooking the garden, uPVC double glazed door accessing the outside, radiator, gas and electric cooker points, plumbing for washing machine.

#### CELLAR

13' x 11'11 (3.96m x 3.63m )  
The cellar has a window, gas and electric meters and a 5'10 head height. Electric light and power.

#### FIRST FLOOR

The first floor landing gives way, timber panelled doors to two double bedrooms and bathroom, radiator and balustrade staircase accessing the loft room.

#### FRONT BEDROOM ONE

17' x 13'1 (side of chimney breast) (5.18m x 3.99m (side of chimney breast) )  
uPVC double glazed window, radiator.

#### BEDROOM TWO

13' x 10'10 (side of chimney breast) (3.96m x 3.30m (side of chimney breast) )  
Sash window, radiator, feature ornamental fireplace.

#### BATHROOM

10'6 x9'1 (3.20m x2.77m )  
Panelled bath, low flush WC, pedestal wash hand basin and shower cubicle, radiator, sash window.

#### SECOND FLOOR

Landing area has access to the loft room.

#### LOFT ROOM

22'3 x 13' max ,9' minimum (6.78m x 3.96m max ,2.74m minimum )  
This room could be split into two further bedrooms (subject to gaining any necessary planning/building regulation approval required.) Radiator, dormer window to the front elevation, uPVC double glazed window to the rear overlooking the garden.

#### OUTSIDE

To the front of the property there is a brick wall to the boundary, garden and alley way access to the rear garden. To the rear there is a gravelled garden, hedge and fenced boundaries.

'Cedar Villas', 131 Park Road, Loughborough, Leicestershire, LE11 2HD

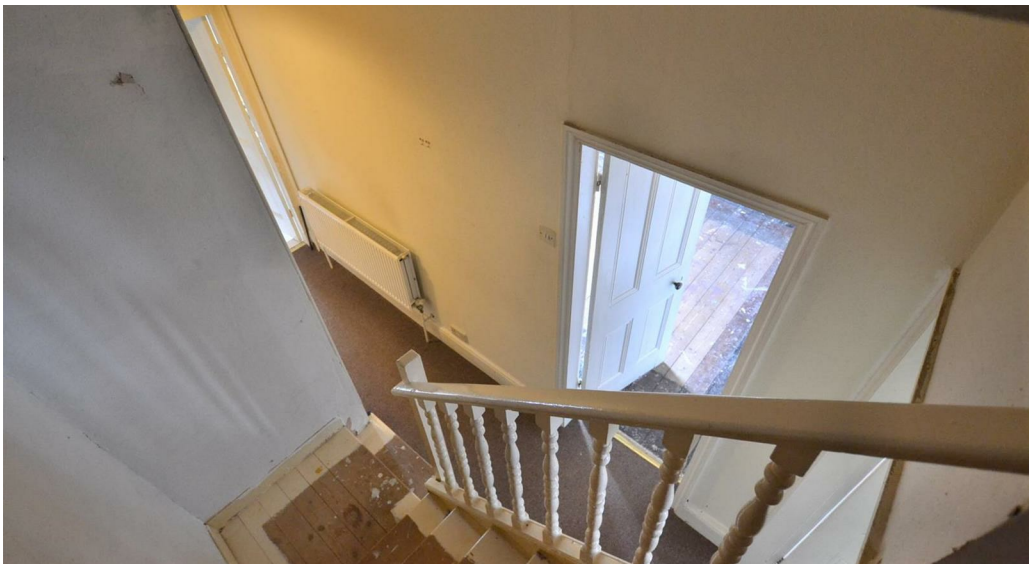
Sinclair



'Cedar Villas', 131 Park Road, Loughborough, Leicestershire, LE11 2HD



'Cedar Villas', 131 Park Road, Loughborough, Leicestershire, LE11 2HD



'Cedar Villas', 131 Park Road, Loughborough, Leicestershire, LE11 2HD



'Cedar Villas', 131 Park Road, Loughborough, Leicestershire, LE11 2HD



'Cedar Villas', 131 Park Road, Loughborough, Leicestershire, LE11 2HD

## 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>                                   |                            | <b>67</b>                                                                         |
| (39-54) <b>E</b>                                   | <b>53</b>                  |                                                                                   |
| (21-38) <b>F</b>                                   |                            |                                                                                   |
| (1-20) <b>G</b>                                    |                            |                                                                                   |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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](http://www.sinclairestateagents.co.uk/referral-fee-disclosure)

# Sinclair

## Thinking of Selling?

For a free valuation of your property with no obligation  
call Sinclair on 01509 812777



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**