



Sinclair

136 Derby Road, Loughborough, LE11 5HL

£330,000

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Extended Family Home
- Four Double Bedrooms
- Family Room with Wood Burner
- Council Tax Band*: B
- Self Contained Annexe
- Re-Fitted Family Bathroom
- Ideal for Combined Living
- Price: £330,000

Overview

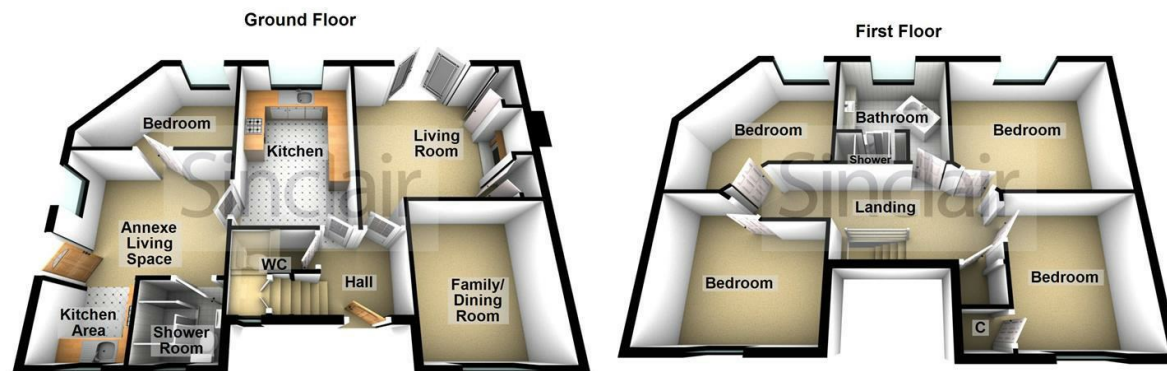
A unique opportunity to acquire a property which offers self contained annexe, in addition to the extension providing the generously proportioned family home with four double bedrooms. The property and annexe offers comfortable combined living spaces and in brief comprises; to the main house, a reception hall, separate family room/dining room, living room, fitted kitchen, downstairs w.c. On the the first floor then gives way to four double bedrooms and a stunning re-fitted family bathroom. The annexe has an open plan style living space with fitted kitchen area, a separate bedroom and modern shower room. Outside there is ample parking for five vehicles and side and rear garden spaces. EPC RATING AWAITED.

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.



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Detailed Accommodation

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Entrance door through to the reception hall.

Reception Hall

With stairs accessing the first floor, radiator and doors accessing the main living room, fitted kitchen, the family room/dining room, downstairs cloakroom/w.c. and from the kitchen there is access to the self contained annexe.

Downstairs Cloakroom/W.C.

Re-fitted with a modern white two piece suite comprising low flush w.c with concealed cistern, set to a vanity unit with an inset wash hand basin, mixer tap over, shelving and cupboard storage. uPVC double glazed opaque glass window.

Family Room/Dining Room

11'6 x 10'0 (3.51m x 3.05m)

With uPVC double glazed window with fitted shutter blinds, floor standing wood burning stove, radiator, flagstone effect tiled flooring.

Living Room

12'4 x 11'11 (to front of chimney breast) (3.76m x 3.63m (to front of chimney breast))

Feature central chimney breast which could accommodate a wood burning stove if desired, built in storage to the side of the chimney breast and uPVC double glazed french patio doors overlooking and accessing the rear garden.

Fitted Kitchen

14'2 x 8'11 (4.32m x 2.72m)

The kitchen is fitted with a one and half bowl single drainer stainless steel sink unit with mixer tap over and cupboards under, fitted units to the wall and base, rolled edge work surface, tiled surround, space for a tall standing Amercian Fridge Freezer, plumbing for dishwasher, and washing machine, space for tumble dryer. Built in gas hob oven with extractor fan over. Radiator. uPVC double glazed window overlooking the rear garden and door accessing the self contained annexe.

First Floor

The landing gives way to four well proportioned double bedrooms and feature re-fitted family bathroom. Radiator, airing cupboard housing the Worcester Combination gas fed boiler.

Bedroom One

13'8 x 11'11 (4.17m x 3.63m)

With uPVC double glazed window with fitted shutter blinds.

Bedroom Two

12'8 x 11'0 (3.86m x 3.35m)

With uPVC double glazed window, radiator.

Bedroom Three

12'3 x 12'7 tapering to 6'3 (3.73m x 3.84m tapering to 1.91m)

With uPVC double glazed window, radiator.

Bedroom Four

11'6 x 10'1 (to front of wardrobe/cupboard) (3.51m x 3.07m (to front of wardrobe/cupboard))

With uPVC double glazed window, radiator and built in wardrobe/cupboard.

Family Bathroom

The family bathroom is a particular feature of sale, being re-fitted with a super four piece suite comprising floor standing double ended slipper modern bath with floor mounted chrome mixer tap, walk in shower area with tiled surround and a vanity unit, surmounted by wash hand basin with cupboards under and a low flush w.c. with concealed cistern, uPVC double glazed window with fitted shutter blinds and a heated chrome towel rail.

The Annexe

The annexe offers a unique addition to the accommodation would ideally suit an elderly relative, or teenager suite. The accommodation provides privacy to the main home, and in brief comprises open plan living space with kitchenette, separate bedroom and shower room. The kitchen has a sink unit with mixer tap, an electric hob, plumbing for washing machine, and access to the bedroom and shower room.

Living Space

12'6 x 9'6 (not including the kitchenette). (3.81m x 2.90m (not including the kitchenette).)

The kitchen has a sink unit with mixer tap, an electric hob, plumbing for washing machine, and access to the bedroom and shower room.

Bedroom

7'8 x 12'11 maximum tapering to 6'3 (2.34m x 3.94m maximum tapering to 1.91m)

With uPVC double glazed window and radiator.

Shower Room

The shower room is fitted with a modern white three piece suite comprising full width shower area, low flush w.c. with concealed cistern and vanity unit with wash basin with cupboard under. Radiator, uPVC double glazed opaque glass window.

Outside

To the outside of the property the driveway provides ample off road parking for five vehicles and there is gated access to the side garden and rear. To the side of the property there is a slabbed garden area which currently houses three timber built stores, there is additional access to the rear. The rear garden provides low maintenance with Indian Stone style patio and timber screen fencing.



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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	78	81
(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

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Referral Fee Disclosure

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9 Bullring, Shepshed, Leicestershire, LE12 9PZ
Tel: 01509 600610
Email: shepshed@sinclairestateagents.co.uk