

Sinclair



'White Lodge', Garendon Park, Loughborough

£475,000

'White Lodge', Garendon Park

Loughborough

Grade II listed 3-bed stone house in Garendon Park with gardens, outbuildings, kennels, stables, and cellar. Historic setting. No upward chain.

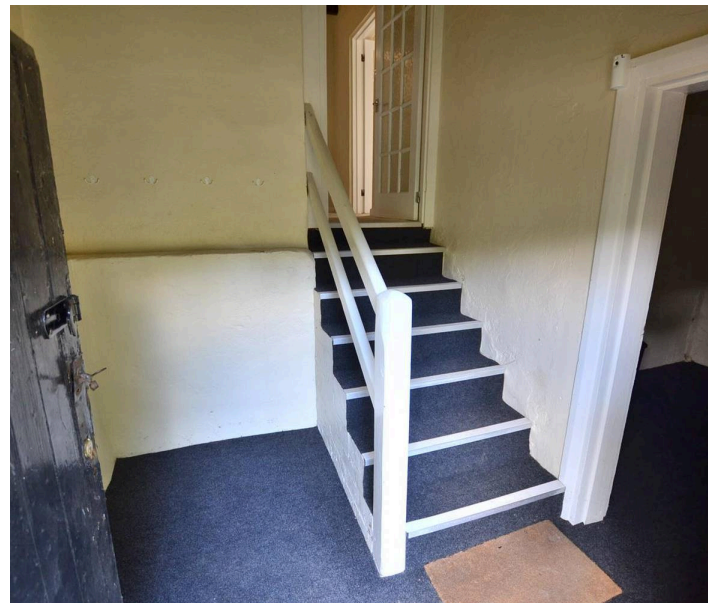
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: F

- Picturesque Garendon Park
- 3 Bedrooms
- Stunning Approach
- Grade II Listed
- Various Out Buildings
- No Upward Chain



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

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

Dimensions: 4.67m x 3.07m min 3.20m max (15'4 x 10'1 min 10'6. 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

Dimensions: 4.65m x 1.75m (15'3 x 5'9). 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

Dimensions: 4.85m x 3.05m (side of chimney breast) (15'11 x 10. Windows to two elevations, radiator.



Bedroom Two

Dimensions: 4.83m x 2.26m min 3.45m max (15'10 x 7'5 min 11'4. Windows to two elevations, radiator, door accessing built in storage cupboard.

Study Landing

Dimensions: 2.90m x 2.44m (9'6 x 8'). Multi pane window with doors accessing bedroom three and family bathroom, radiator.

Bedroom Three

Dimensions: 4.52m x 2.21m (including chimney breast) (14'10 x . 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

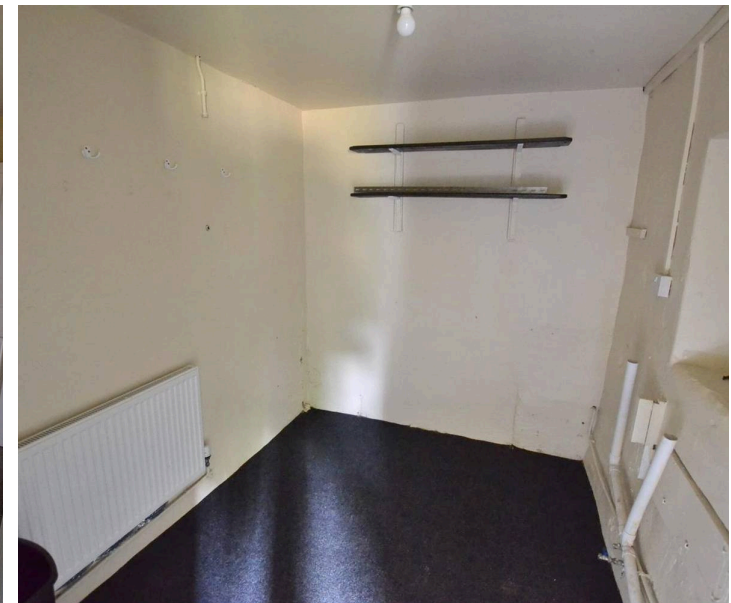
To the lower floor there is a further entrance lobby with access to a utility room and boiler room, door accessing the outside. 12'6 high ceiling with exposed beams.

Utility Room

Dimensions: 2.51m x 2.13m (8'3 x 7'). 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

Dimensions: 3.63m x 1.68m (11'11" x 5'6"). Vaulted ceiling and brick thrawl.

Stable One

Dimensions: 2.87m x 6.50m (9'5" x 21'4").

Stable Two

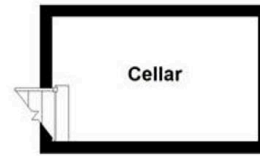
Dimensions: 2.97m x 2.87m (9'9" x 9'5"). There are two sectional garages and barn. The barn measures 56'5" x 21'1".



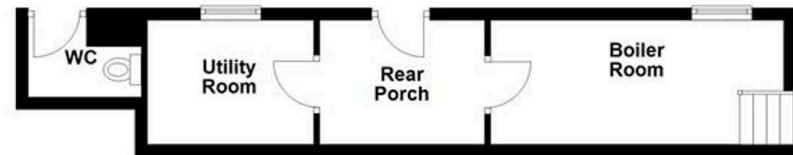




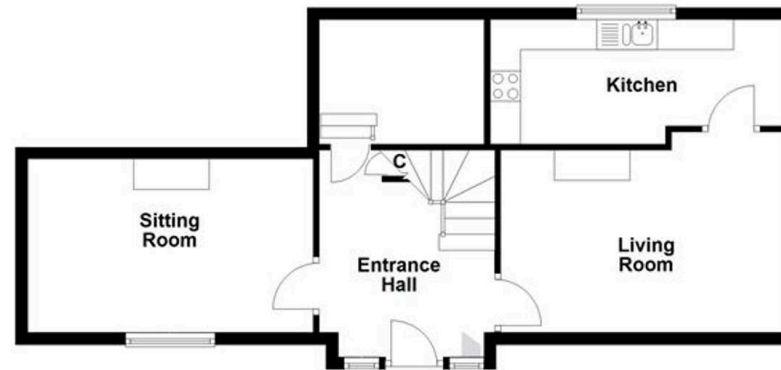
Sub-basement



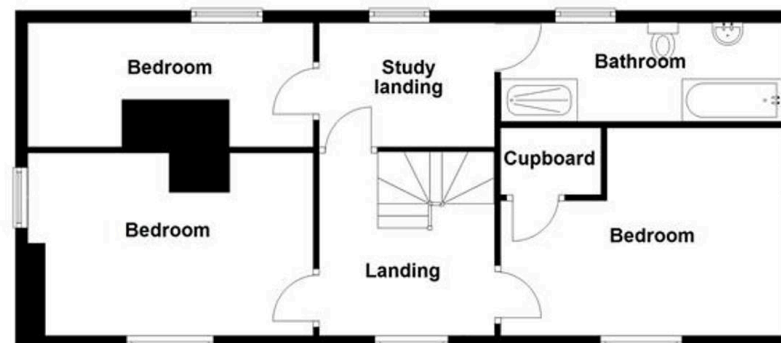
Basement



Ground Floor



First Floor





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