

Sinclair



'Knightthorpe Lodge' 1, Windleden Road, Loughborough

£144,000

'Knighthorpe Lodge' 1, Windleden Road

Loughborough

Occupying possibly one of the best positions on the development with a larger than average garden space and parking adjacent to the property, in addition to useful visitor parking directly across the road. This two bedroom bungalow offers well maintained accommodation on this over 55 retirement complex. The accommodation comprises, Hall, Living room with fitted breakfast kitchen with pantry store, two bedrooms and a shower room. Outside there are maintained gardens by the management company, off road parking, bin store and visitor parking near by. The property is offered with no upward chain.

Special note to purchasers , it should be noted by prospective purchasers that the property is currently going through probate and an exchange and completion will not be possible until probate has been granted.

It should also be noted that due to the length of lease remaining on the property mortgage availability will be difficult.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



- No Upward Chain
- Gas Central Heating
- Over 55 Retirement Complex
- Pleasant Maintained Gardens
- Off Road and Visitor Parking
- Two Bedrooms

DETAILED ACCOMMODATION

Storm porch with access to a meter cupboard and entrance door through to the hall, the hall has access to the main Living room with Lounge and Dining areas (with kitchen off) two bedrooms and shower room. Radiator and cloaks storage cupboard.

LIVING ROOM

Dimensions: 4.27m x 3.86m (14' x 12'8). uPVC double glazed sliding patio doors overlooking and accessing the garden, radiator, fireplace with hearth and surround. Door accessing the fitted breakfast kitchen

FITTED BREAKFAST KITCHEN

Dimensions: 3.12m x 2.26m (10'3 x 7'5). One and a half bowl single drainer sink unit with mixer tap over and cupboards under, fitted units to the wall and base, roll edge work surface, tiled surround, electric cooker point, plumbing for washing machine, under counter space for additional appliance, wall mounted Worcester gas fed Boiler , uPVC double glazed window overlooking the gardens, radiator, door accessing the pantry store . The pantry store has shelving , electric light and power

BEDROOM ONE

Dimensions: 3.30m x 2.87m (not including bay window to front o. Pleasant uPVC double glazed bay window with radiator, double built in wardrobe/cupboard



BEDROOM TWO

Dimensions: 2.29m x 2.21m (7'6 x 7'3). uPVC double glazed window, radiator.

SHOWER ROOM

The shower room is fitted with a walk in shower cubicle, low flush WC, pedestal wash hand basin, tiled splash backs, heated chrome towel rail, door accessing the airing cupboard which houses the hot water cylinder and wood slat shelving.

TENURE

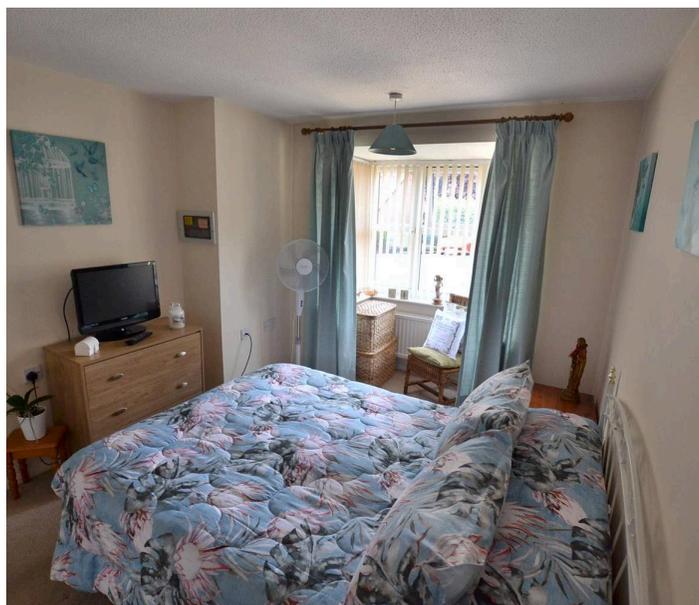
We are advised by the vendors that the property is held lease hold - Lease Term - 99 Years - Start Date - 1st Apr 1991 - End Date - 1st Apr 2090 - Time Remaining - 64 Years

Communal Garden

The gardens to the rear are communal and maintained through the management charge and beautifully kept with shaped lawn and planting borders. This property in particular enjoys two slabbed patio seating areas as opposed to one normally allocated for each property. Communal bin store and convenient visitor parking directly opposite the bungalow.

Off street

The property occupies a pleasant position on the entry of Knighthorpe Lodge and enjoys block paved off road parking next to the property.





Ground Floor





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