



Pinfold Gate, Loughborough



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£155,000

- COSY CHARACTER COTTAGE
- GRADE II LISTING AT FRONT
- TWO BEDROOMS
- FARMHOUSE STYLE KITCHEN
- HERITAGE STYLE BATHROOM
- TOWN CENTRE LOCATION
- FREEHOLD
- EPC rating D



An original roaring open feature fireplace, country cottage style kitchen with Belfast sink and being tucked away just off the town centre is just part of the appeal to this cosy character cottage. With distinctive metal diamond heritage windows and a Grade II listing to the front, the property in our view would ideally suit a professional or couple seeking a town centre lifestyle with bars, restaurants and leisure time activities on the doorstep!

Enter through a quality solid oak panelled entrance door and into the lounge which is centred around a Victorian tiled open fireplace with rustic stripped pine Adams style surround, exposed beamed ceiling and original panelled door leading through to the dining room. The dining room has an ornate cast iron open fireplace with wood effect flooring, sliding sash window overlooking the rear courtyard garden, fitted full height shaker style dresser cupboard with drawers and access to the cellar. The long kitchen is divided into two areas, both of which enjoy solid pine farmhouse style bespoke units with a Belfast sink, quarry tiled floor, space for a range oven with gas point and plumbing for a washing machine and/or tumble dryer.

Upstairs there is one double and one single bedroom whilst the heritage style bathroom is a particular feature of the property enjoying a freestanding claw foot rolltop bath with off tap shower, wc with high flush cistern, separate shower enclosure with electric shower and wash hand basin with terracotta tiled floor, a decorative ornate cast iron fireplace and built in shaker style cupboard.

The cellar to the property has been plastered, painted, and fitted with a wood laminate floor and radiator. While not formally tanked, it offers additional usable space that may suit occasional use as a hobby room or storage area. The landing has a pull down loft ladder and the loft has light and partial boarding.



To the outside there is an open courtyard garden on two tiers and open plan with neighbouring property. The lower level has a paved patio with the upper laid to lawn and a gate leading out to the rear where parking is typically available via a verbal agreement with the adjacent health centre, allowing residents free parking with one car per property.

Good to know: The property has single glazed timber framed sash windows apart from the front which is Grade II listed and this has metal framed single glazed windows which cannot be changed. However, secondary glazing has recently been added to the inside of the two front windows. Gas central heating powered by a combination boiler located in the loft.

Please note: while there is no permanent parking directly outside the property, limited short-stay parking is available — up to 2 hours with no return within 1 hour between 8am and 6pm, Monday to Saturday. For longer visits, it is recommended that viewers use a nearby public car park and walk back to the property.

LOUNGE 3.6m x 3.71m (11'10" x 12'2")

SITTING ROOM 2.71m x 3.71m (8'11" x 12'2")

KITCHEN 2.71m x 1.97m (8'11" x 6'6")

KITCHEN AREA 2.47m x 1.97m (8'1" x 6'6")

BEDROOM ONE 3.63m x 3.71m (11'11" x 12'2")

BEDROOM TWO 2.42m x 1.82m (7'11" x 6'0")

BATHROOM 3.54m x 1.79m (11'7" x 5'11")

SERVICES

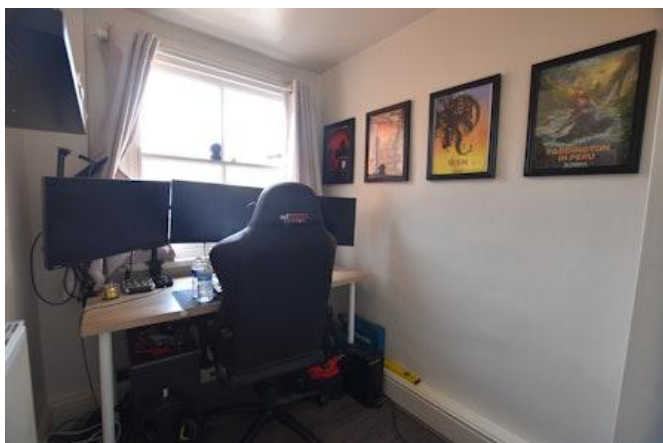
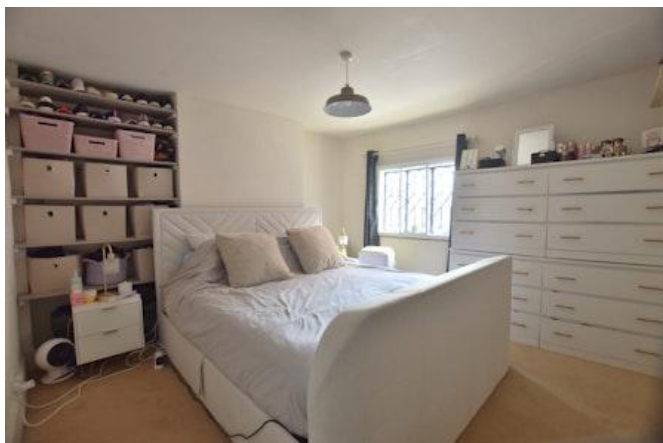
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band A

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

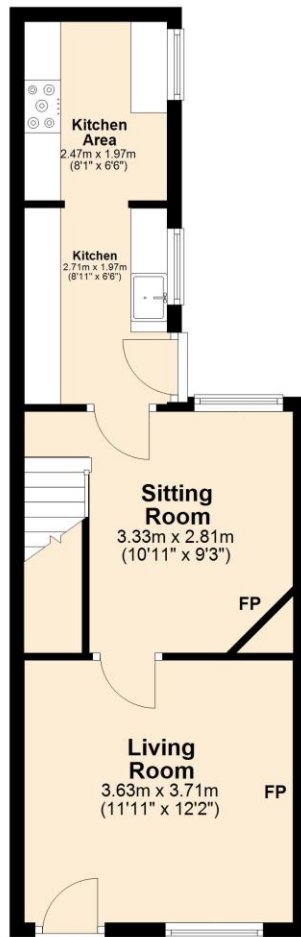
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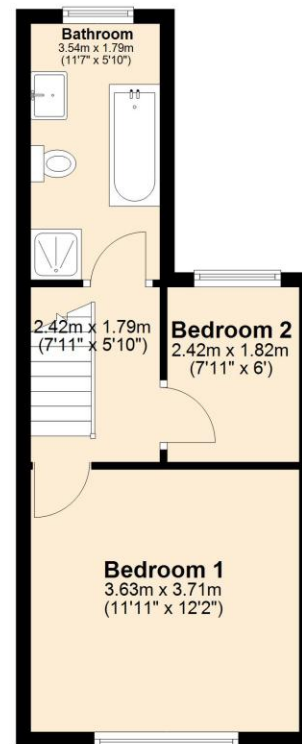
Ground Floor

Approx. 36.8 sq. metres (396.0 sq. feet)

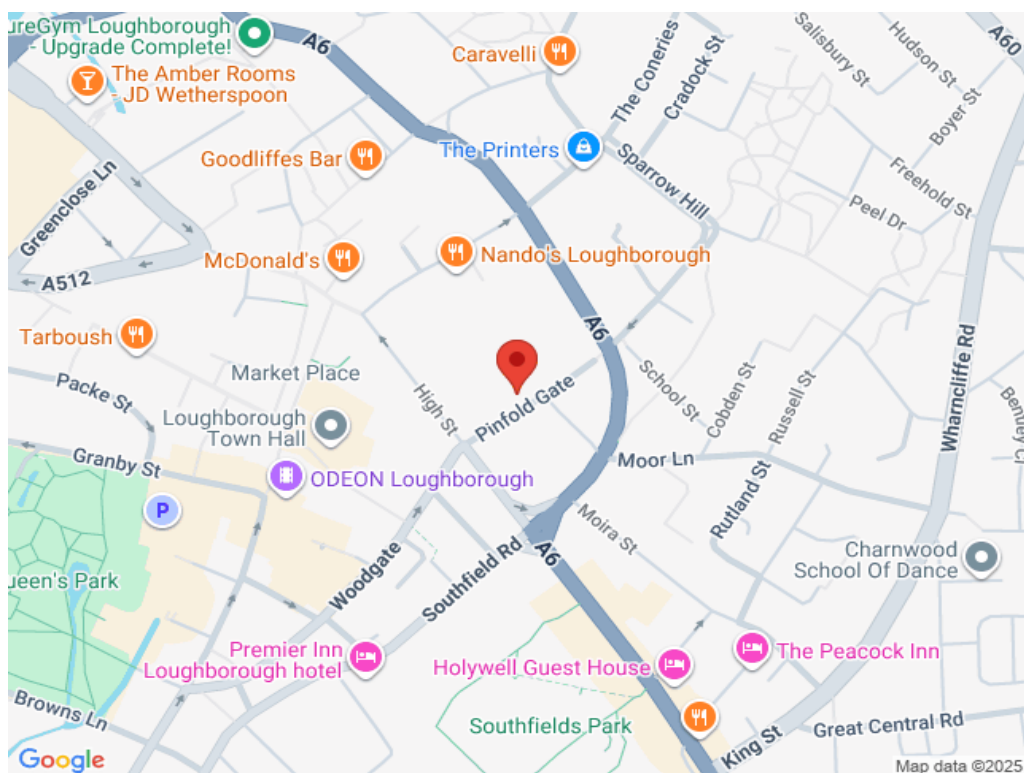


First Floor

Approx. 29.3 sq. metres (315.1 sq. feet)



Total area: approx. 66.1 sq. metres (711.1 sq. feet)



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