

# Sinclair



Snells Nook Lodge, Garendon Park, Ashby Road

Loughborough

£295,000

# Snells Nook Lodge, Garendon Park

Ashby Road, Loughborough

Sinclair Estate Agents are delighted to present Snell's Nook Lodge, a slice of history occupying a position adjoining the entrance gates to Garendon Park. Snell's Nook Lodge is a grade II listed property built from Charnwood granite in approximately 1847 in the Tudor gothic style. The accommodation in brief comprises hall, living room, dining room, kitchen, downstairs wc, small cellar storage; two first floor bedrooms, bathroom and store/ potential study area. Outside there are generously proportioned private enclosed mature gardens with orchard, out stores and a driveway providing off road parking. No Upward Chain. EPC RATING F.

It should be noted by prospective purchasers that the nearby surrounding land has been secured for new homes development.

<https://www.garendoncountrypark.com/>

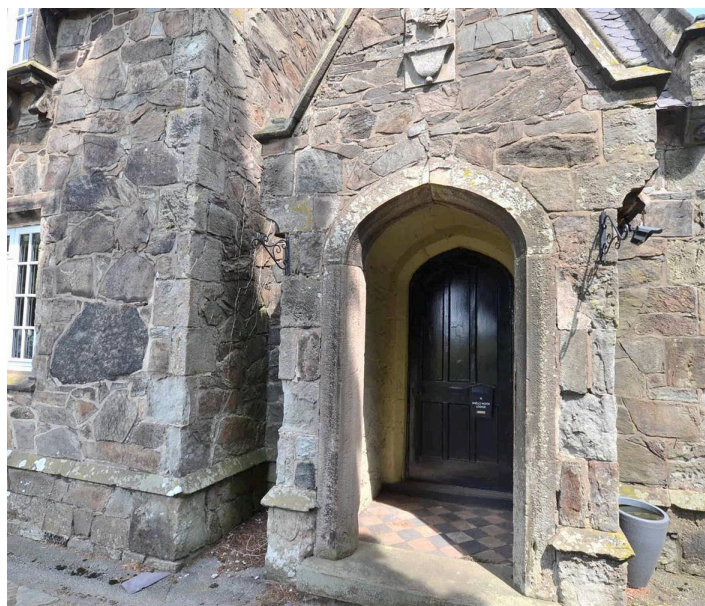
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Grade II Listed
- No Upward Chain
- Generously Proportioned Gardens
- Super Gardens
- Private Plot
- Garendon Park Estate



## DETAILED ACCOMMODATION

There is a solid timber entrance door through to the reception hall.

### Reception Hall

Has a radiator and access to the living room, separate dining room, kitchen, downstairs cloakroom/ wc and door accessing the stairs to the first floor, a further door accessing a cellar area.

### Dining Room

Dimensions: 3.53m x 2.90m (11'7 x 9'6 ). Double glazed window, radiator and an exposed brick fire place with tiled half, built in cupboard to the side of chimney breast.

### Living Room

Dimensions: 3.63m x 3.61m (11'11 x 11'10). uPVC double glazed window to the front elevation with views beyond, an exposed brick fire place with raised half surmounted wood burning stove, wood strip flooring, radiator.

### Kitchen

Has a single drainer stainless steel sink unit, base and eye level units, roll edge work surface, electric cooker point and plumbing for washing machine, space for a tall standing fridge freezer. There is a double glazed window.

### Downstairs Cloaks/WC

Fitted with a white two piece suite comprising low flush WC and pedestal wash hand basin with chrome mixer tap, double glazed window overlooking the garden and a heated chrome towel rail.



## First Floor

On the first floor a landing gives way to two bedrooms, bathroom and walk in store/study room.

### Bedroom One

Dimensions: 3.71m x 3.63m (inc wardrobe/cupboards) (12'2 x 11'. Double glazed multi pane window with views beyond, radiator, fitted wardrobe/cupboards and shelving.

### Bedroom Two

Dimensions: 3.07m x 3.00m (10'1 x 9'10). (some restricted head height and to the front of wardrobe/cupboards) There is a double glazed window, radiator, a range of fitted cupboards with shelving, exposed beams.

### Bathroom

Fitted with a white three piece suite comprising double ended panel bath with centre mounted chrome mixer tap, low flush WC, pedestal wash hand basin, tiled splashbacks, radiator, double glazed window overlooking the garden.

### Walk In Store

Dimensions: 1.78m x 1.42m (5'10 x 4'8). Generously proportioned store room which could also be utilised as a study space and there is a radiator.



## REAR GARDEN

Generously proportioned gardens to the side and rear. There is a slabbed patio area and the main garden is laid to lawn. There is a variety of plants and shrubs and an orchard area with fruit trees. There is a series of outside brick built stores.

## DRIVEWAY

1 Parking Space

Snells Nook Lodge occupies a position on the gated entrance to Garendon Park. There is a driveway providing ample parking







Ground Floor



First Floor





## Sinclair Estate Agents

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