



2, FAIRMOUNT DRIVE, LOUGHBOROUGH, LE11 3JR
PRICE GUIDE £439,000

ANDREW GRANGER & CO

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RURAL • COMMERCIAL • ESTATE AGENTS • LETTINGS • PLANNING AND DEVELOPMENT • SURVEYING



AN INDIVIDUALLY STYLED THREE BEDROOM DETACHED BUNGALOW STANDING IN A LARGE PLOT EXTENDING TO APPROXIMATELY 0.21 ACRES (880 SQUARE METRES) WITH A FRONTAGE IN EXCESS OF 90 FEET An outstanding opportunity to purchase a genuinely spacious THREE BEDROOM detached bungalow having brick and rendered elevations beneath a pitched slate roof with vast scope for further enlargement/redevelopment potential, subject to the necessary planning consents and occupies a delightful position in one of Loughborough's foremost residential areas. NO UPWARD CHAIN INVOLVED.

Internally the property provides versatile accommodation with gas fired central heating and double glazing and in brief may be described as: Entrance porch, Hallway, three Bedrooms, Lounge 15'0" x 11'9" with adjoining Dining area/Garden room, inner lobby, fully tiled Shower room having ivory suite, 'L' shaped Breakfast Kitchen and Utility room. Outside there is ample off street car parking for several vehicles, a large detached garage and extensive rear garden. VIEWING HIGHLY RECOMMENDED.

LOCATION

Located close to the corner of Fairmount Drive and Forest Road, the property occupies a well established, non estate setting within this highly regarded and most popular residential area on the 'Forest' side of Loughborough and lies within a short distance from all town centre amenities, Loughborough University and Mountfields Lodge Primary School.

In addition there are excellent road links to the Epinal Way inner ring road, Loughborough train station, M1 Motorway at junction 23 and East Midlands Airport at Castle Donington.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough town centre via Forest road continuing over its junction with Epinal Way and take

the fourth right hand turning into Fairmount Drive. The property is then situated immediately on the left hand side and will be clearly identified bearing our For Sale board.

ACCOMMODATION

ENTRANCE PORCH

Having upvc double glazed front door.

ENTRANCE HALL

Fitted cloaks/storage cupboards with hanging space and cupboards over, double glazed windows to the front elevations, double radiator.

BEDROOM ONE 12'0" x 11'6" (3.67m x 3.53m)

Having leaded light double glazed window to the front elevation, fitted single wardrobes with hanging space and cupboards over, adjacent dressing table unit with three drawers under and two matching bedside cabinets, two sets of further fitted wardrobes having mirrored doors and hanging space and additional built in shelved storage cupboards, radiator.

BEDROOM TWO 11'9" x 7'9" (3.6m x 2.37m)

With leaded light double glazed bow window to the front elevation, fitted double wardrobes with hanging space and cupboards over, adjacent dressing table unit having three drawers under, radiator.

LOUNGE 15'0" x 11'9" (4.58m x 3.6m)

Coved ceiling, stone fireplace with living flame gas fire, double radiator and archway to the:

ADJOINING DINING AREA/GARDEN ROOM 8'0" x 6'9" (2.45m x 2.08m)

Sliding patio doors to the rear garden, further double glazed window to the side elevation, radiator.

BEDROOM THREE/HOME OFFICE 13'0" x 12'0" (3.97m x 3.67m)

Coved ceiling, double glazed windows to the side and rear elevations, double radiator.

INNER LOBBY

With access trap to the roof space.



SHOWER ROOM 8'6" x 8'3" (2.6m x 2.53m)

Four piece suite in ivory comprising walk in tiled shower cubicle, wash hand basin having mixer tap, bidet and low level W.C, tiled walls, extractor fan, recessed spot lighting, double glazed windows to the side elevation, tiled floor and ladder style heated towel rail.

BREAKFAST KITCHEN 16'6" x 14'9" maximum (5.03m x 4.5m maximum)

An 'L' shaped room including stainless steel single drainer sink unit with mixer tap, wood effect wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, matching breakfast bar, further dresser with wall and base cupboards, New World integrated double oven and four ring gas hob unit, extractor over, plumbing for an automatic washing machine and dish washer, double glazed windows to the side and rear elevations, tiled floor, radiator.

UTILITY ROOM 8'9" x 5'0" (2.68m x 1.53m)

Light wood effect wall and floor cupboards with work tops and tiled splashbacks, Worcester wall mounted gas fired boiler, double glazed window to the rear elevation, tiled floor, further double glazed door to the gardens.

OUTSIDE

The property stands within a generously sized plot extending to 0.21 acres or thereabouts and affords a wide frontage measuring approximately 94 feet (27.7 metres).

There is a small formal garden in front of the bungalow and a large block paved driveway provides off street car parking for a number of vehicles and leads to a detached concrete sectional garage measuring 18'0" x 12'6" having up and over door and concrete floor.

Outside W.C. and two garden sheds.

Gated access to the large, private rear garden including block paved patio with barbeque and extensive lawned areas with adjacent shrubbery borders behind close boarded fencing.





EPC

Rating: 'D'

COUNCIL TAX

Council Tax Band: 'D'

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Survey Department on 0116 2429933.



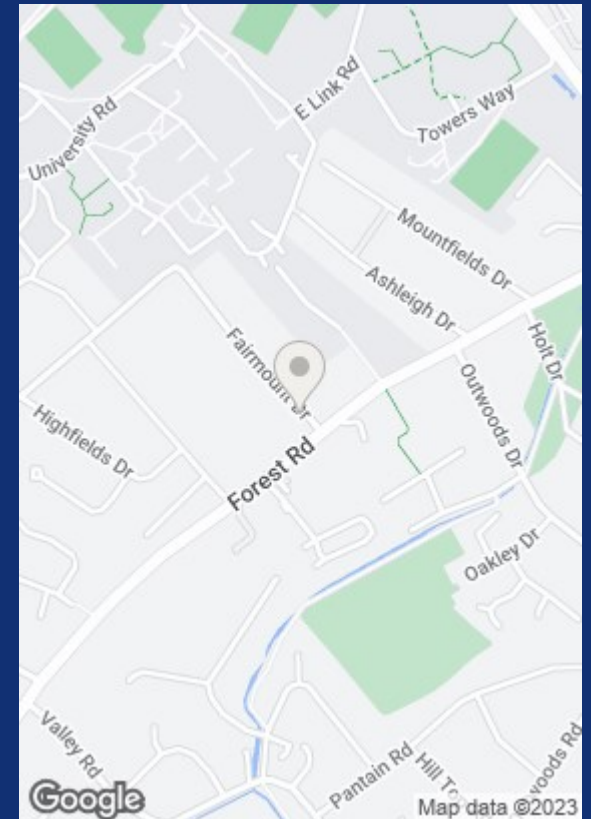


Fairmount Drive

Floor Area (Gross Internal) 101.1 sq.m. (1,088 sq.ft.) approx

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LOCATION



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Call 01509 235 534

Andrew Granger & Co.

44-46 Forest Road, Loughborough, LE11 3NP

www.andrewgranger.co.uk



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loughborough@andrewgranger.co.uk

