



82, MELTON ROAD, BARROW UPON SOAR, LE12 8NX

OFFERS OVER £305,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



*****A TWO BEDROOM DETACHED COTTAGE OF CONSIDERABLE CHARM AND CHARACTER REQUIRING GENERAL MODERNISATION & IMPROVEMENT THROUGHOUT***** A rare opportunity to acquire an attractively styled TWO BEDROOM detached cottage having painted brick elevations beneath a pitched slate roof with vast scope for further enlargement, subject to the necessary consents and sited on a generously sized plot towards the outskirts of Barrow upon Soar. NO UPWARD CHAIN INVOLVED.

In brief the accommodation may be described as: Lounge 14'1" x 10'2", separate Dining room, Kitchen, and lean to stores. Landing, two Bedrooms and Shower room/W.C. Driveway providing off street car parking and two areas of mature gardens, one extending to the side and the other to the rear elevation.

LOCATION

This individually styled property occupies a favoured non estate position towards the outskirts of this most popular and highly regarded village some four miles outside Loughborough which provides wide ranging day to day amenities including local shops, Cooperative convenience store, Boots The Chemist, all grades of schooling, Anglican, Baptist and Methodist churches, doctors and dental practices, a number of traditional public houses and take away outlets and East Midlands train services to Leicester and London, St Pancras.

In addition there are excellent commuter routes to Loughborough, Leicester and Nottingham and further road links to the A46 Western Bypass, M1 Motorway at junctions 21a, 23 and 24, Fosse Park and Thurmaston Shopping Centres and East Midlands Airport at Castle Donington.

VIEWINGS AND DIRECTIONS

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

Leave Loughborough town centre via the A6 Leicester Road continuing into the bypass and taking the first exit

towards Barrow upon Soar. On reaching the Jerusalem roundabout proceed along South Street taking the first left turning in Melton Road where the property is eventually situated towards the edge of the village and will be clearly identified bearing our For Sale board.

ACCOMMODATION

GROUND FLOOR

LOUNGE 14'1" x 10'2" (4.3 x 3.1)

Retains a feature brick chimney breast with inset multi fuel burner, wall mounted storage heater, picture rail, door to front elevation and dual aspect sealed unit double glazed windows to front and rear elevations.

DINING ROOM 10'0" x 12'8" (3.07 x 3.87)

Feature brick chimney breast and exposed brickwork, louvred door access to the understairs storage cupboard, beam to ceiling, multi paned sealed unit double glazed window to front elevation, wooden ballustrade and stairway rising to the first floor.

KITCHEN 11'5" x 6'6" (3.5 x 2.0)

A range of eye level and base units with work surface area over, stainless steel sink drainer unit, wooden wall panelling, space for cooker, exposed beams, multi paned sealed unit window to side elevation and door to rear.

LEAN TO STORES

Picture windows to side and rear with door to side elevation providing access to the garden.

FIRST FLOOR

LANDING

Exposed beam and timbers, two latched door storage cupboards, sealed unit multi paned double glazed window to rear elevation.

BEDROOM ONE 14'1" x 12'9" (4.3 x 3.9)

Wall mounted storage heater and multi paned sealed unit window to front elevation.

BEDROOM TWO 9'10" x 6'10" (3.00m x 2.1)

Exposed beam and sealed unit multi paned window to front elevation.



SHOWER ROOM/WC

Three piece suite comprising low level w.c. pedestal wash hand basin and wall mounted electric shower over low level screened cubicle doors, tiled to splash backs, electric wall mounted fan heater, electric wall mounted towel rail, sealed unit obscure window to side elevation.

OUTSIDE

To the side of the property is a generously sized lawned garden bordered by mature hedging and fencing with additional vegetable planters and pathway provides access to the well established rear garden having mature trees and shrubs and further gated access.

Tarmacadam driveway to side of the property providing off road parking.

E P C

Rating: 'G'

COUNCIL TAX BANDING

Council Tax Band: 'C'

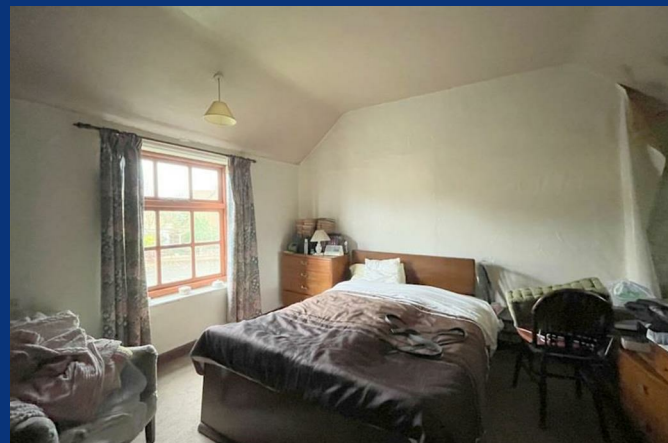
PURCHASING PROCEDURE

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

We offer Independent Financial Advise 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

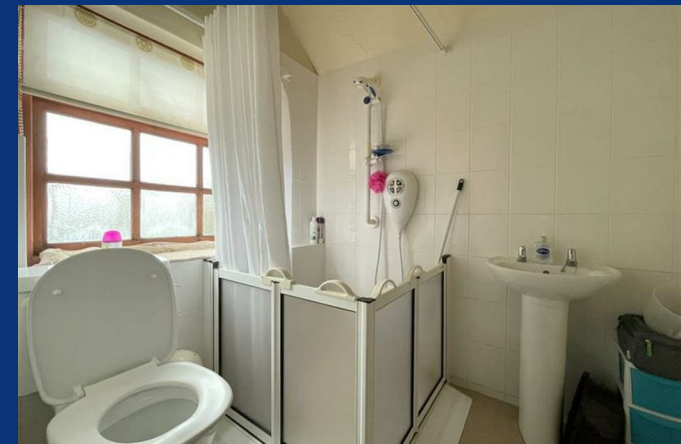
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months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

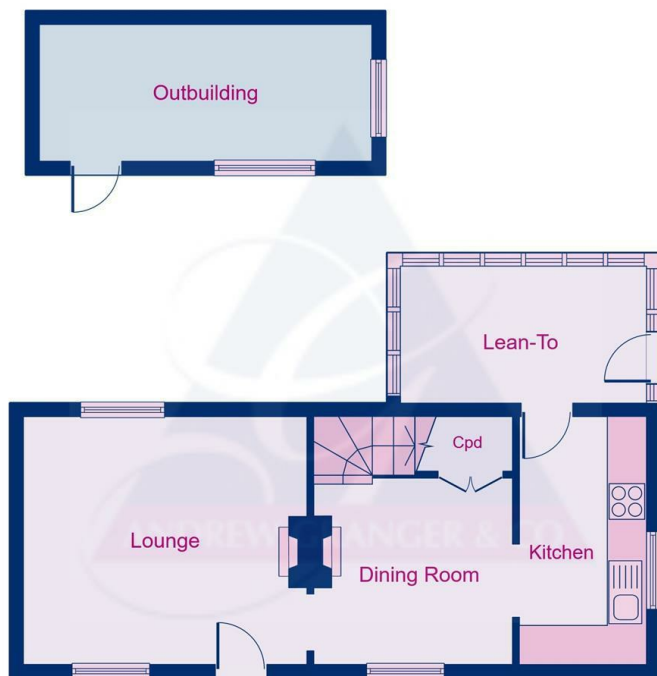
MARKET APPRAISALS

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

SURVEYS

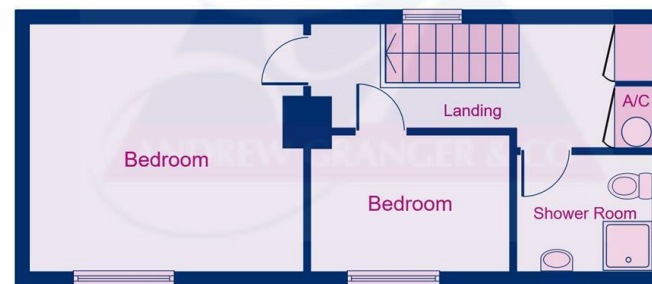
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.





Ground Floor and Outbuilding
Floor Area (Gross Internal) 45.0 sq.m. (484 sq.ft.) approx

Created using Vision Publisher™



First Floor
Floor Area (Gross Internal) 36.3 sq.m. (391 sq.ft.) approx

Created using Vision Publisher™

Andrew Granger & Co is the trading name of Andrew Granger & Co Ltd. Registration No. 09298477. Registered office: Phoenix House, 52 High Street, Market

Harborough, Leicestershire LE16 7AF. Andrew Granger & Co for themselves and the vendors/lessors of this property whose agents they are give notice that:-

1. Prospective purchasers/tenants should note that no statement in these details is to be relied upon as representation of fact and prospective purchasers/tenants should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained. These particulars do not form part of any contract.

2. Please note that no appliances, services or installations have been tested and no guarantee as to condition or suitability is confirmed or implied. Prospective purchasers/tenants are advised to obtain verification from their surveyor or solicitor. Contents, fixtures & fittings are excluded, unless specially mentioned within these sales particulars.

3. All measurements mentioned within these particulars are approximate. Photographs are also provided for guidance purposes only.

4. No person in the employment of Andrew Granger & Co has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendors/lessors.

5. Site plans and floor plans are for guidance purposes only and are not to scale and should not be relied upon as a statement of fact. If Ordnance Survey maps are provided, it has the permission of the controller of H.M.S.O. Crown Copyright reserved, Licence No. 100003828.

6. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.



RICS



loughborough@andrewgranger.co.uk

Call 01509 235 534

Andrew Granger & Co.

44-46 Forest Road, Loughborough, LE11 3NP

www.andrewgranger.co.uk

