



ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



\*\*\*A MOST IMPRESSIVE MODERN FIVE BEDROOM DETACHED FAMILY HOME PROVIDING SPACIOUS ACCOMMODATION OVER THREE STOREYS WITH THREE RECEPTION ROOMS & TWO EN SUITES\*\*\* An excellent opportunity to acquire an attractively styled and most imposing bay fronted FIVE BEDROOM detached family house by Messrs David Wilson Homes which provides well appointed and stylish accommodation including gas fired central heating and upvc double glazing and stands within a small, select cul de sac position towards the edge of this highly regarded village some four miles outside Loughborough.  
VIEWING RECOMMENDED.

In brief the accommodation may be described as: Entrance hall, Cloakroom with W.C. Study/Family room, Lounge 18'3 x 13'9 and Dining Kitchen including range of integrated appliances and Utility. Landing, Bedroom with en suite Bathroom, three further Bedrooms and family Bathroom, Second floor Landing/Home office, large Storeroom/Dressing room and main Bedroom 15'0 x 11'6 with Dressing area and en suite Shower room. Driveway, double garage and enclosed rear garden.

#### ABOUT THE AREA

The property occupies a secluded cul de sac position on the outskirts of this most sought after and conveniently placed village location surrounded by unspoilt open countryside and providing useful day to day amenities including Village Hall, Primary School, convenience store/garage and traditional public house.

There are more comprehensive facilities at neighbouring Barrow upon Soar and Wymeswold with further road links to Loughborough, Nottingham and Melton Mowbray and access to the M1 Motorway at Junctions 23 & 24 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 the A60 Nottingham Road and on reaching Cotes Mill turn right into the B676 towards Melton Mowbray and Burton on the Wolds. On entering the village proceed along Melton Road and turn left in Hubbard Road where the property is then situated on the left hand side towards the end of the cul de sac.

#### ACCOMMODATION IN DETAIL



#### GROUND FLOOR

##### ENTRANCE HALL

Built in cloaks/store cupboard, additional understairs storage cupboard, wooden floor, Danfuss wall mounted central heating thermostat, radiator and two pairs of glazed panel interconnecting doors to the Lounge and Dining Kitchen.

##### CLOAKROOM

Two piece suite in white comprising low level W.C. and bracket wash hand basin having tiled splashback, extractor fan, wooden floor, radiator.

##### STUDY/FAMILY ROOM 10'6" x 8'6" (3.22m x 2.6m)

Plus upvc double glazed bay window to the front elevation, double radiator.

##### LOUNGE 18'3" x 13'9" (5.57m x 4.2m)

Imitation stone fireplace with living flame gas fire on marble hearth, upvc double glazed windows to the side and rear elevations, further pair of upvc double glazed French doors to the rear garden, two radiators.

##### DINING/LIVING KITCHEN 21'6" x 12'6" (6.57m x 3.82m)

Plus upvc double glazed bay window to the front elevation, inset one and a half bowl single drainer sink unit with mixer tap, white gloss fronted wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, Zanussi stainless steel double oven, Bosch microwave and five ring gas hob unit, stainless steel extractor hood over, Beko integrated dishwasher, Ideal gas fired boiler serving the hot water and central heating systems, recessed spot lighting, pair of upvc double glazed French doors to the rear garden, double radiator and two single radiators.

##### UTILITY ROOM 6'9" x 6'3" (2.08m x 1.93m)

Stainless steel single drainer sink unit with cupboard under, fitted worktop with tiled splashback and wall cupboards over, plumbing for an automatic washing machine, extractor fan, double glazed door to the rear garden, tiled floor, radiator.

#### FIRST FLOOR

##### LANDING

Built in double airing cupboard housing the hot water cylinder, Danfuss wall mounted central heating thermostat, radiator.



### **BEDROOM 14'0" x 13'6" plus door recess (4.27m x 4.12m plus door recess)**

Walk in double wardrobe with hanging space and shelving, upvc double glazed windows to the side and rear elevations, two radiators.

### **EN SUITE BATHROOM**

Four piece suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin and low level W.C, half tiled walls, extractor fan, shaver point, upvc double glazed window to the rear elevation, floor covering, double radiator.

### **BEDROOM 12'6" x 10'0" (3.82m x 3.05m)**

Built in wardrobes with hanging space and shelving, upvc double glazed window to the rear elevation, radiator.

### **BEDROOM 12'9" x 8'9" (3.9m x 2.67m)**

Fitted wardrobes with hanging space and shelving, upvc double glazed window to the front elevation, radiator.

### **BEDROOM 11'6" x 8'9" (3.52m x 2.67m)**

Fitted double wardrobe with hanging space and shelving, upvc double glazed window to the front elevation, radiator.

### **BATHROOM**

Four piece suite in white comprising panelled bath, tiled shower cubicle, pedestal wash hand basin having mixer tap and low level W.C, half tiled walls, extractor fan, shaver point, upvc double glazed window to the front elevation, floor covering, double radiator.

### **SECOND FLOOR**

#### **LANDING/HOME STUDY AREA**

Having Velux window to the front elevation, radiator.

### **MAIN BEDROOM 15'0" x 11'6" (4.58m x 3.53m)**

Velux window to the front elevation, upvc double glazed window to the rear elevation, two double radiators.

### **ADJOINING DRESSING AREA 7'6" x 5'0" (2.3m x 1.53m)**

Built in wardrobes with hanging space and shelving, access trap to the roof space.

### **EN SUITE SHOWER ROOM**

Three piece suite in white comprising tiled shower cubicle, pedestal wash hand basin having mixer tap and low level W.C, half tiled walls, extractor fan, shaver point, Velux window to the front elevation, floor covering, double radiator.





## DRESSING ROOM/LARGE STOREROOM 18'3" x 7'9" (5.57m x

2.38m)

With Velux window to the side elevation.

## OUTSIDE

Neatly arranged forecourt garden behind wrought iron railings.

Tarmacadam driveway at the back of the house provides car standing and leads to an attached double brick garage having up and over door, concrete floor, lighting and power. Gated access to the fully enclosed and private rear garden including paved patio, central lawn and surrounding shrubbery borders behind brick retaining wall and close boarded fencing.

## EPC

Rating: To be confirmed

## 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.

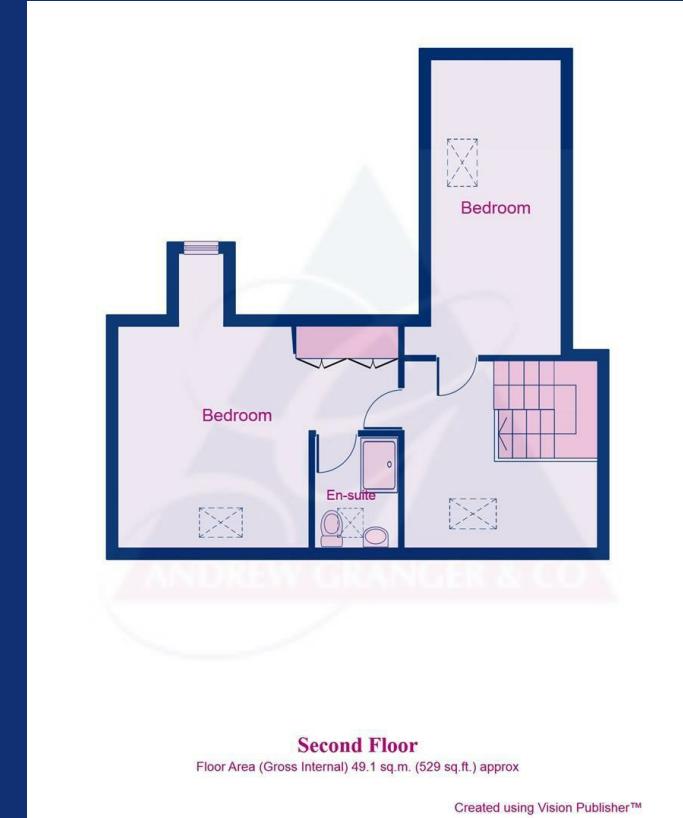
## MARKET APPRAISALS

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 01162 429933.





Call 01509 235 534

Andrew Granger & Co.  
44-46 Forest Road, Loughborough, LE11 3NP  
[www.andrewgranger.co.uk](http://www.andrewgranger.co.uk)



[loughborough@andrewgranger.co.uk](mailto:loughborough@andrewgranger.co.uk)

