



## FIELD VIEW

65, BRAMCOTE ROAD, LOUGHBOROUGH, LE11 2SA

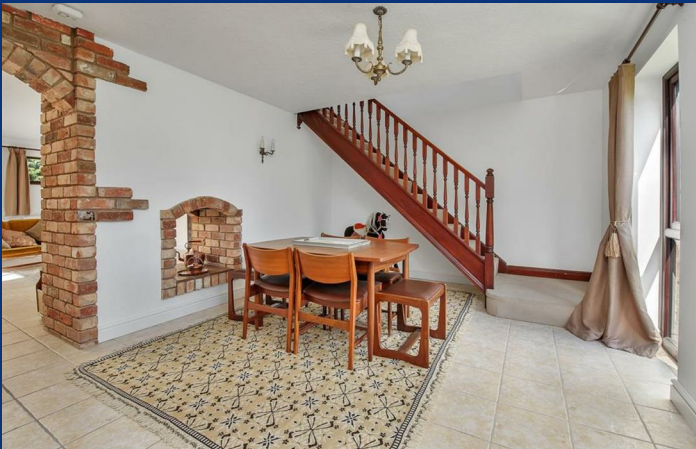
PRICE £475,000

# ANDREW GRANGER & CO

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**\*\*\*A RARE OPPORTUNITY TO PURCHASE AN INDIVIDUALLY STYLED FOUR BEDROOM DETACHED FAMILY HOUSE IN A SOUGHT AFTER POSITION WITH VIEWS TOWARDS THE OUTWOODS\*\*\*** A most appealing modern FOUR BEDROOM detached house within a small, select development of just six executive style homes which provides versatile and well presented accommodation over two floors with gas fired central heating and upvc double glazing and occupies a delightful position in this highly regarded and popular residential area on the edge of Loughborough. **VIEWING HIGHLY RECOMMENDED.**

In brief the accommodation may be described as: Enclosed entrance porch, Hallway, Cloakroom with W.C., master Bedroom with en suite Shower room, newly fitted Breakfast Kitchen, Dining room 15'3" x 11'6" and Lounge 18'3" x 15'3" with feature central brick fireplace. Landing, three further Bedrooms and family bathroom having whisper blue suite. Block paved driveway, double brick garage and private gardens.

#### ABOUT THE AREA

Located towards the end of Bramcote Road, the property occupies a secluded position within this exclusive development on the outskirts of Loughborough and yet within easy reach of The University, regular bus services nearby to all town centre amenities, local shops and Tesco Supermarket on Park Road and all grades of schooling including Outwoods Edge Primary School and Woodbrook Vale Academy.

In addition there is easy access to a number of countryside walks nearby including The Outwoods and Jubilee Wood and excellent road links to the 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.

From the centre of Loughborough proceed along Beacon Road continuing its entire length and at the 'T' junction turn left into Belvoir Drive. Take the first right turning into Craven Close from which Bramcote Road is then a continuation and the property is approached via a long block paved driveway on the right hand side.

#### ACCOMMODATION IN DETAIL

##### GROUND FLOOR

##### ENCLOSED ENTRANCE PORCH

Tiled floor, built in cupboard housing the Glow worm gas fired boiler and additional built in store.

##### ENTRANCE HALL

Coved ceiling, wall mounted central heating thermostat, tiled floor, radiator.

##### CLOAKROOM

Two piece suite in white comprising low level W.C. and wash hand basin having mixer tap and cupboards under, coved ceiling, complimentary wall tiling, extractor fan, tiled floor, radiator.

##### MASTER BEDROOM 15'0" x 13'0" (4.58m x 3.97m)

Coved ceiling, range of newly fitted wardrobes with hanging space and additional shelved storage cupboards, matching bedside cabinets and chest of six drawers to recess, upvc double glazed windows to the rear elevation, radiator.

##### EN SUITE SHOWER ROOM

Three piece suite in white comprising tiled shower cubicle with Mira shower unit, low level W.C. and wash hand basin having mixer tap, shaver point, upvc double glazed window to the rear elevation, tiled floor, radiator.

##### BREAKFAST KITCHEN 14'6" x 8'9" (4.42m x 2.68m)

Inset one and a half bowl single drainer sink unit with mixer tap, newly fitted sage and cream fronted wall and floor cupboards incorporating drawer compartments with wood effect work tops and tiled surrounds, Bosch integrated oven and four ring ceramic hob, extractor over, integrated fridge, coved ceiling, plumbing for an automatic washing machine and an automatic dish washer, upvc double glazed window to the rear elevation, further double glazed composite door to the private garden, tiled floor, double radiator.

##### DINING ROOM 15'3" x 11'6" overall (4.65m x 3.53m overall)

Upvc double glazed windows to the side elevation, staircase to the first floor, tiled floor. radiator and brick archway to the:

##### LOUNGE 18'3" x 15'3" (5.58m x 4.65m)

Feature brick fireplace with central chimney and gas point, sliding patio doors to the private garden, further upvc double glazed window to the rear elevation, tiled floor, double radiator.

##### FIRST FLOOR





### LANDING

Built in airing cupboard housing the hot water cylinder, access trap to the roof space, upvc double glazed window and radiator.

### BEDROOM TWO 11'9" x 11'6" maximum (3.6m x 3.51m maximum)

An 'L' shaped room with dual aspect upvc double glazed windows, coved ceiling, built in store/wardrobe with hanging space, radiator.

### BEDROOM THREE 11'6" x 7'3" (3.51m x 2.22m)

Wash hand basin having tiled splashback, upvc double glazed window, radiator.

### BEDROOM FOUR 8'6" x 7'9" (2.6m x 2.38m)

Coved ceiling, upvc double glazed window, radiator.

### BATHROOM

Three piece suite in whisper blue comprising corner panelled bath with shower attachment, pedestal wash hand basin and low level W.C, complimentary wall tiling, shaver point, upvc double glazed window, radiator.

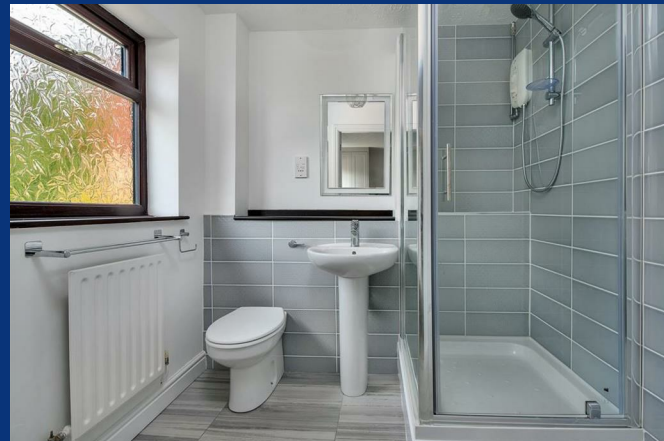
### OUTSIDE

A block paved driveway provides car parking and leads to an attached double brick garage 17'0" x 15'0" having two sets of up and over doors, concrete floor, lighting, power, access trap to the roof space and personal door to the rear garden.

Gated access to the generously sized and private south facing garden which is an obvious selling feature of the property and includes paved patio, central lawn, surrounding shrubbery/herbaceous borders and a number of trees. Access to the side of the house leads to an additional area of garden behind the garage having lawn and mature shrubs.

### E P C

Rating: '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 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 surveying department on 0116 2429933.







#### Ground Floor

Floor Area (Gross Internal) 93.1 sq.m. (1,002 sq.ft.) approx

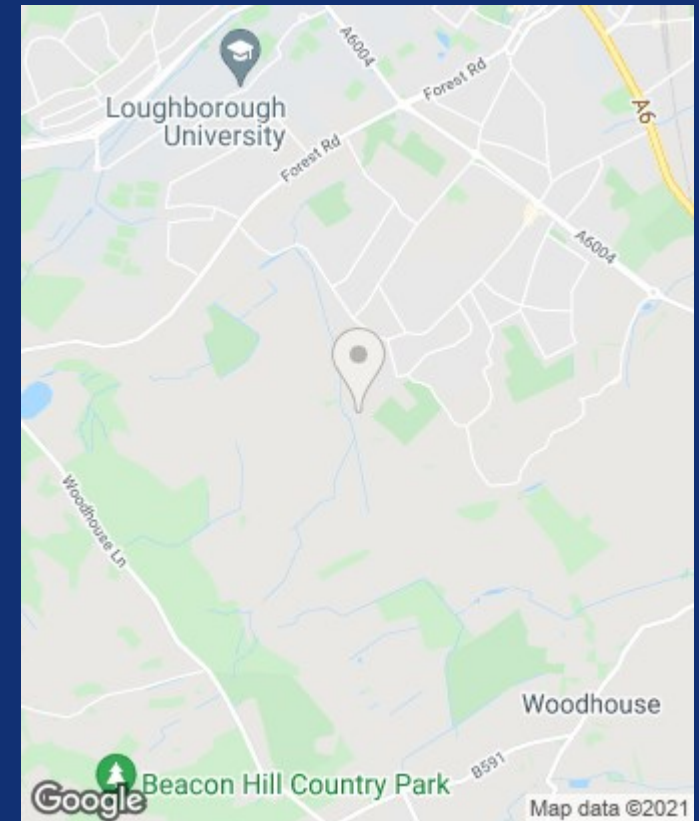
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#### First Floor

Floor Area (Gross Internal) 46.6 sq.m. (502 sq.ft.) approx

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RICS



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