



PEAR TREE COTTAGE, PEAR TREE LANE, LOUGHBOROUGH, LE12 5JP

PRICE GUIDE £375,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



\*\*\*AN INDIVIDUALLY STYLED TWO BEDROOM DETACHED COTTAGE REQUIRING MODERNISATION THROUGHOUT AND STANDS WITHIN GENEROUSLY SIZED GARDENS EXTENDING TO APPROXIMATELY 0.27 ACRES (0.11 HECTARES)\*\*\* This is indeed a rare opportunity to purchase a most distinctive and attractively styled TWO BEDROOM detached cottage having rendered elevations beneath a pitched tiled roof with vast scope for improvement and enlargement, subject to the necessary planning consents and occupies an already established setting on the outskirts of Loughborough adjacent to the Garendon Park Development by Persimmon Homes Limited. NO UPWARD CHAIN INVOLVED.

The property includes oil fired central heating and in brief the accommodation may be described as: Entrance lobby, Lounge 13'0" x 12'0", Dining room 13'0" x 12'0", Kitchen with pantry off, rear lobby and downstairs Bathroom having white suite. First floor Landing and two double Bedrooms. VIEWING HIGHLY RECOMMENDED.

#### ABOUT THE AREA

The property occupies a secluded and well established position off the A6 Derby Road having access to adjoining countryside and yet lies within a short drive from wide ranging day to day amenities in Loughborough town centre.

In addition there are excellent commuter routes to Nottingham and Derby with further road links to the M1 Motorway junctions 23 (southbound) & 24 (northbound) 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 A6 Derby Road passing the Charnwood Golf and Leisure Complex and then take a left turning into Pear Tree Lane just before the Garendon Park Development by Persimmon Homes. Pear Tree Lane is an unmade road and the property is eventually situated on the left hand side, clearly identified bearing our For sale board.

#### ACCOMMODATION

##### GROUND FLOOR

##### COVERED STORM PORCH

##### ENTRANCE LOBBY

With staircase to the first floor.

##### LOUNGE 13'0" x 12'0" (3.98m x 3.67m)

Brick fireplace with open grate, beamed ceiling, window to the front elevation, radiator.

##### DINING ROOM 13'0" x 12'0" (3.98m x 3.67m)

Brick fireplace with open grate, beamed ceiling, window to the front elevation, radiator. Understairs store cupboard with radiator.

##### KITCHEN 15'3" x 5'3" (4.65m x 1.62m)

Belfast sink unit with mixer tap, fitted base cupboards with roll top work surfaces, electric cooker point, fitted extractor hood, upvc double glazed window and stable door to the rear elevation, radiator and pantry off with wall shelving.

##### INNER LOBBY

With ladder style heated towel rail.

##### BATHROOM

Three piece suite in white comprising panelled bath with shower unit, wash hand basin and low level W.C, complimentary wall tiling, upvc double glazed window to the rear elevation, cupboard housing Grant oil fired boiler serving the hot water and heating systems, tiled floor.

##### FIRST FLOOR

##### LANDING

Window to the rear elevation.

##### BEDROOM ONE 13'0" x 12'0" (3.98m x 3.68m)

Having bow window to the front elevation, radiator.

##### BEDROOM TWO 13'0" x 12'0" (3.98m x 3.68m)

Having bow window to the front elevation, radiator and built in store cupboard.

##### OUTSIDE

The property stands within a large and private plot extending to approximately 0.27 acres (0.11 hectares) and is mainly lawned with a number of established trees and requires general cultivation.

A five bar gate leads to an extensive driveway providing car standing for numerous vehicles and potential garage space.

##### E P C

Rating: 'F'



## COUNCIL TAX

Band: 'D'

## SERVICES

Mains water and electricity and are connected to the property. We are advised that drainage is connected and further details will follow in due course.

## 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.

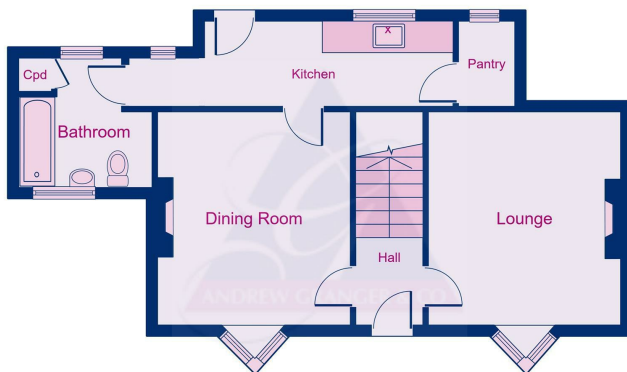
## SURVEYS

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.



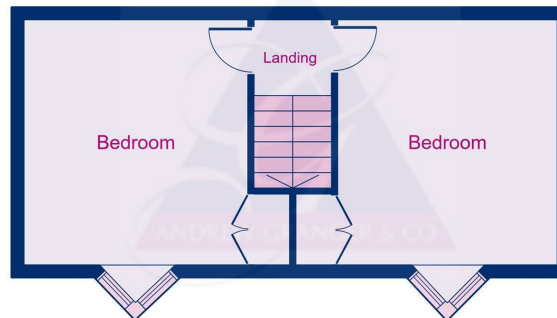






**Ground Floor**  
Floor Area (Gross Internal) 54.0 sq.m. (581 sq.ft.) approx

Created using Vision Publisher™



**First Floor**  
Floor Area (Gross Internal) 36.4 sq.m. (392 sq.ft.) approx

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RICS



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