



6, HAYWARD AVENUE, LOUGHBOROUGH, LE11 2PR  
GUIDE PRICE £260,000

ANDREW GRANGER & CO

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Andrew Granger and Co are pleased to offer this extremely well presented and appointed extended semi-detached house situated a short distance from the Great Central Railway Station to the south of Loughborough Town Centre. The accommodation has gas central heating, recently installed UPVC double glazed windows and an alarm system.

The accommodation includes entrance hall, lounge, fitted dining kitchen, large conservatory, utility room and cloakroom/w.c. To the first floor are 3 good size bedrooms and a refitted shower room. Outside offers low maintenance gardens to both front and rear, driveway and single garage.

#### **VIEWINGS**

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

#### **ACCOMMODATION IN DETAIL**

##### **GROUND FLOOR**

##### **ENTRANCE HALL**

With entrance door, radiator, stairs to first floor with cupboard below.

##### **LOUNGE 11'9" x 12'10" (3.58m x 3.91m)**

With window to front, wall mounted electric fire, radiator, wall lights.

##### **FITTED DINING KITCHEN 17'8" x 10' (5.38m x 3.05m)**

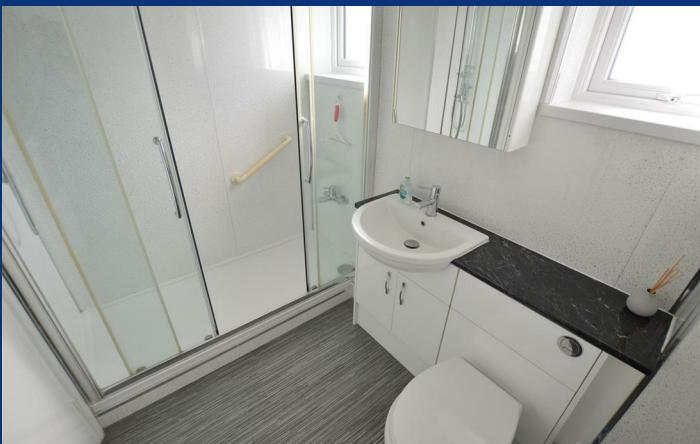
With window to rear and patio doors to conservatory, range of fitted base and wall units, work surfaces, stainless steel sink top, gas hob, electric oven and cooker hood, integrated dish washer and fridge freezer, tiled splashbacks, wall mounted Worcester boiler.

##### **CONSERVATORY 8'6" x 12'9" (2.59m x 3.89m)**

With a brick base and UPVC construction, door giving access to the garden, radiator.

##### **UTILITY ROOM 7'2" x 7'2" (2.18m x 2.18m)**

With door to rear, base and wall units, work surface, space and plumbing for washing machine, radiator, door to garage.



#### **CLOAKROOM/W.C.**

With window to rear, w.c. and wash basin, radiator.

#### **FIRST FLOOR**

##### **LANDING**

Airing cupboard with hot water cylinder.

##### **BEDROOM 1 11'9" max x 14'2" (3.58m max x 4.32m)**

With window to front, radiator and range of fitted wardrobes and cupboards.

##### **BEDROOM 2 11'9" max x 9'4" (3.58m max x 2.84m)**

With window to rear and radiator.

##### **BEDROOM 3 7'10" x 8'11" (2.39m x 2.72m)**

With window to front, radiator and fitted cupboard.

##### **SHOWER ROOM 8' x 5'5" (2.44m x 1.65m)**

With 2 windows to rear, white suite comprising w.c., wash basin and large walk in shower cubicle, 'Mermaid Boarding' to walls, radiator.

#### **OUTSIDE**

##### **FRONT GARDEN**

With driveway leading to garage, artificial grass.

##### **GARAGE 7'4" x 15'10" (2.24m x 4.83m)**

With up & over door to front and storage area.

##### **REAR GARDEN**

With paved patio and artificial grass, garden shed.

#### **EPC**

Rating: 'D'

#### **Council Tax Band**

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 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.

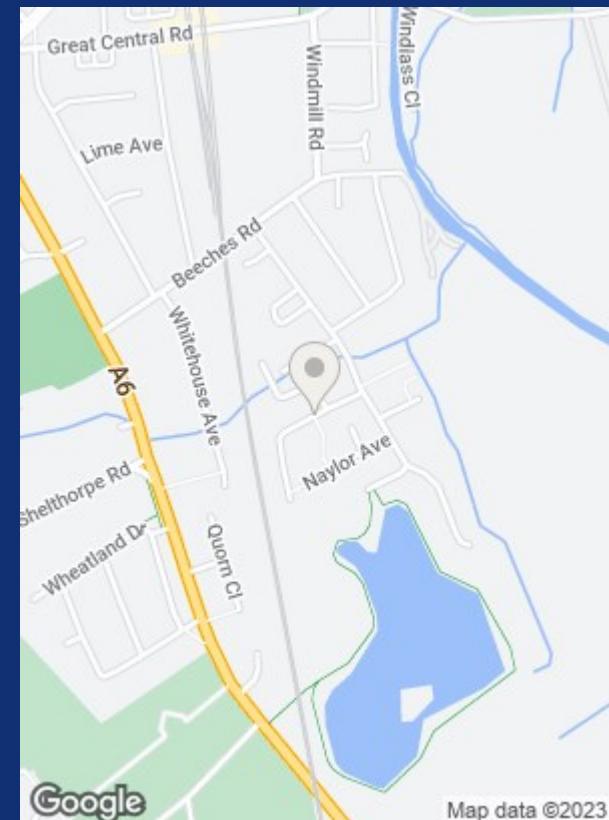
#### **Conveyancing**

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.





## LOCATION



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