



11, WINDLASS CLOSE, LOUGHBOROUGH, LE11 1TB

\*\*\*A SPACIOUS MODERN THREE BEDROOM SEMI DETACHED HOME SITUATED WITHIN A QUITE CUL DE SAC LOCATION OVERLOOKING THE GRAND UNION CANAL AND BENEFITTING FROM GAS FIRED CENTRAL HEATING, DOUBLE GLAZING AND HOME OFFICE/STUDIO SITED IN THE REAR GARDEN\*\*\*

This well presented and stylish modern semi detached home offers good sized accommodation situated over two floors with the benefit of an En suite shower room/W.C. to the master Bedroom, off road parking for two cars and in brief comprises Fitted Kitchen/Dining room, Lounge 15'6" x 12'9", Master Bedroom with en suite, two further Bedrooms, Family Bathroom. Two car parking spaces and rear garden. VIEWING RECOMMENDED.

PRICE £270,000

Call 01509 235534 for further information

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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

## LOCATION

Situated on the outskirts of Loughborough within a quite cul de sac location and having easy access to all town centre amenities, Loughborough train station and walks along the Grand Union Canal.

In addition there are excellent road links to the M1 Motorway at junctions 23 & 24 and further commuter links to Leicester and Nottingham City Centres.

## VIEWINGS AND DIRECTIONS

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

Leave Loughborough town centre via the Leicester Road turning left into Beeches Road and leading into Windmill Road. At the 'T' junction turn right into Great Central Road and then immediately right into Moor Lane. Turn right into Windlass Close where the property is then situated on the left hand side.

## ACCOMMODATION

### GROUND FLOOR

#### KITCHEN/DINING ROOM 15'6 x 12'7 (4.72m x 3.84m)

Doorway to front providing access to the kitchen/dining room, fitted with a range of eye level and base units with work surface area over, inset four ring gas hob with stainless steel extractor canopy above, oven and grill below, stainless steel sink drainer unit, plumbing for washing machine, inset ceiling lights, central island with inset cupboards, stairway and ballustrade rising to first floor, radiator, dual aspect double glazed windows to front and side elevations.

#### CLOAK ROOM/WC

Housing a two piece suite comprising low level w.c., wash hand basin with vanity unit below, radiator and double glazed window to front elevation.

#### LOUNGE 15'6 x 12'9 (4.72m x 3.89m)

Radiator, tv point, double glazed window and patio doors providing access to the rear garden.

### FIRST FLOOR

#### LANDING

Radiator and loft access.

#### BEDROOM ONE 13'7 x 8'4 (4.14m x 2.54m)

Radiator, double built in mirror fronted wardrobe, double glazed window to rear elevation.

#### EN SUITE SHOWER ROOM/WC

Three piece suite comprising low level w.c., pedestal wash hand basin and double shower cubicle, tiled splash backs, inset ceiling lights, chrome effect tall boy radiator, double glazed window to side elevation.

#### BEDROOM TWO 10'6 x 7'10 (3.20m x 2.39m)

Radiator and double glazed window to front elevation.

#### BEDROOM THREE 9'5 x 6'10 (2.87m x 2.08m)

Radiator and double glazed window to rear elevation.

#### BATHROOM/WC

Three piece suite comprising low level w.c., pedestal wash hand basin and bath with screen and shower attachment, radiator, inset ceiling lights, chrome effect tall boy radiator, double glazed window to front elevation.



# ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



### OUTSIDE

To the front of the property is herringbone brick paving and off road parking to side allocated for two cars.. The rear garden has gated side access, lawned area bordered by fencing with access to the home office/studio with three Bi folding doors enclosing work space.

### E P C

Rating: 'B'

### COUNCIL TAX BANDING

Council Tax Band: 'C'

### PURHASING 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.

### MARKETING APPRAISALS

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

### SURVEYS

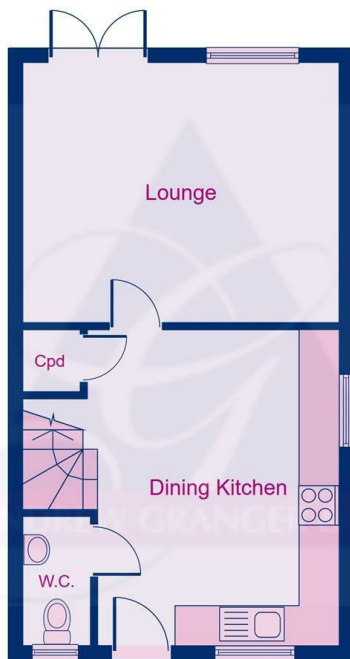
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Survey Department on 0116 2538867.



# ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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



### Ground Floor

Floor Area (Gross Internal) 41.1 sq.m. (443 sq.ft.) approx

Created using Vision Publisher™



### First Floor

Floor Area (Gross Internal) 41.1 sq.m. (442 sq.ft.) approx

Created using Vision Publisher™

## LOCATION



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.



**Call 01509 235 534**



loughborough@andrewgranger.co.uk  
Andrew Granger & Co. 2 High Street,  
Loughborough, Leicestershire LE11 2PY  
www.andrewgranger.co.uk