



17, CAMBRIDGE STREET, LOUGHBOROUGH, LE11 1NL
GUIDE PRICE £375,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON



A very attractive and deceptively spacious Victorian residence standing in beautiful mature walled gardens with an extensive gated driveway and a detached garage. Located a short distance from the town centre and within easy reach of the main line railway station and Loughborough University Campus.

The accommodation has gas fired central heating, solar panels for heating the domestic hot water system and UPVC double glazed windows and offers an entrance hall, front living room/study, large sitting room, inner hallway and porch, utility room and a large dining kitchen with patio doors onto a private courtyard terrace. To the first floor are 4 good size bedrooms, large landing area and bathroom. Detached garage, range of outbuildings, 2 greenhouses and delightful mature garden.

ABOUT THE AREA

The property sits a short distance from the town centre and all facilities and is conveniently located for access to the mainline railway station and the University Campus can also be easily reached.

VIEWINGS

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

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With entrance door to side and window to front, staircase to first floor.

LIVING ROOM/STUDY 14' x 12' (4.27m x 3.66m)

With window to front and side, radiator, Fire surround and gas fire.

SITTING ROOM 19'2" x 12' (5.84m x 3.66m)

With window to side, radiator, Adam style fireplace, built in cupboard and shelving, large under stair storage cupboard. Door to inner hall

INNER HALLWAY 5'2" x 5'10" (1.57m x 1.78m)

With tiled floor.



SIDE PORCH

With Stable door to side.

UTILITY ROOM/W.C. 6'3" x 5'8" (1.91m x 1.73m)

With window to side, fitted cupboards, work surfaces and Belfast sink, plumbing for washing machine, gas central heating boiler, which also supplies the hot water via the cylinder within the airing cupboard in the bathroom, w.c., heated towel rail, tiled splashbacks and floor,

DINING KITCHEN 11'4" x 20'1" (3.45m x 6.12m)

With windows to side and rear, patio doors to side leading to the private courtyard terrace. Range of fitted base and wall units, work surfaces and breakfast bar, White ceramic sink top, gas hob with electric fan assisted oven below, integrated fridge freezer, wine rack, plate rack and glazed cupboards, log burner set into brick arch.

FIRST FLOOR

LANDING

With large built in dressing cupboard.

BEDROOM 3 10'2" x 12' (3.10m x 3.66m)

With window to front, radiator, built in cupboard, doorway to:-

BEDROOM 4 7'1" x 12' (2.16m x 3.66m)

With 2 windows to side.

INNER LANDING 6'5" x 12'2" (1.96m x 3.71m)

With window to rear and radiator.

BEDROOM 1 10'9" x 12'1" (3.28m x 3.68m)

With window to side, radiator and wash basin.

BATHROOM 8'11" x 5'10" (2.72m x 1.78m)

With window to side, suite comprising w.c., wash basin and bath with electric shower, airing cupboard housing the hot water cylinder, tiled splashbacks, heated towel rail.

BEDROOM 2 12' x 10' (3.66m x 3.05m)

With window to side and radiator.



OUTSIDE

FRONT AND SIDE GARDEN

The front garden is fully fenced with pedestrian gate and double gates giving access to a large gravel driveway and parking area, mature garden areas, various trees shrubs etc, the main feature of the front garden is the large Beech tree which offers a high degree of privacy.

DETACHED GARAGE 9'6" x 17'3" (2.90m x 5.26m)

With electric roller shutter door to front, window and door to side, power and lighting. There is a concrete driveway/hard standing area to the front of the garage from the street and ample off street parking.

BEAUTIFUL WALLED REAR GARDEN

Which comprises of an extensive lawn surrounded by established flower and shrub beds many varieties of trees including fruit trees, large vegetable and fruit garden, 2 greenhouses, private courtyard terrace with outbuilding and w.c., having a mature climbing Wisteria. This garden is so secluded and private and has a southerly aspect.

EPC

Rating: 'D'

Council Tax Band

Council Tax Band: 'D'

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 Advise 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.

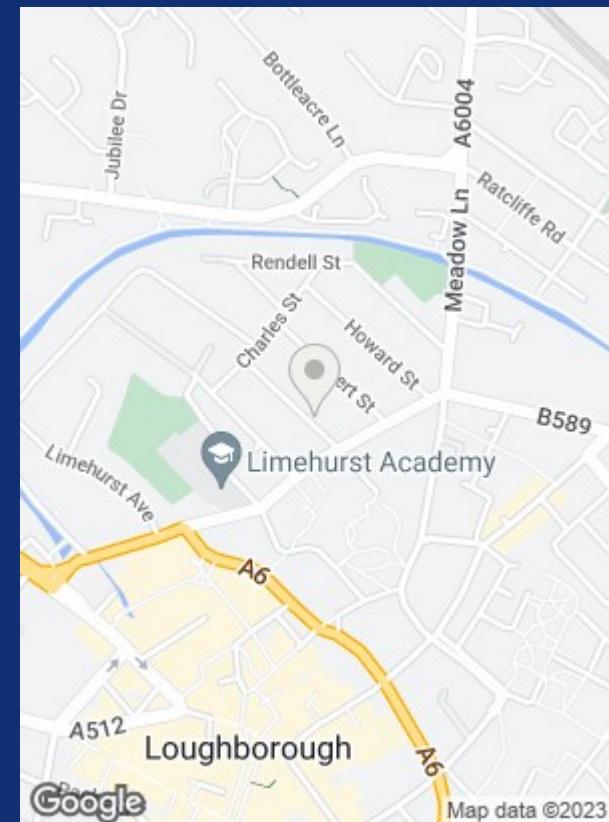
CONVEYANCING

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



Ground Floor

Floor Area (Gross Internal) 73.4 sq.m. (791 sq.ft.) approx
(Excluding Outbuildings)

Created using Vision Publisher™



First Floor

Floor Area (Gross Internal) 63.8 sq.m. (687 sq.ft.) approx

Created using Vision Publisher™

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

Andrew Granger & Co.

44-46 Forest Road, Loughborough, LE11 3NP

www.andrewgranger.co.uk

loughborough@andrewgranger.co.uk

