



Woodlands Drive, Loughborough, LE11 2DD



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

ANDREW GRANGER AND CO ARE PLEASED TO OFFER THIS TRADITIONAL BAY FRONTED SEMI-DETACHED HOUSE SITUATED IN A CUL DE SAC LOCATION WITHIN THE 'FOREST SIDE' AREA OF THE TOWN CONVENIENT FOR THE TOWN CENTRE AND UNIVERSITY CAMPUS. EXTENDED GROUND FLOOR ACCOMMODATION AND GOOD SIZE MATURE REAR GARDEN.

This traditional bay fronted semi-detached house offers stylishly presented very flexible accommodation situated in a cul de sac location on a good size mature plot with off road parking to the front. Gas central heating and UPVC double glazing, entrance porch, hall, lounge, open plan living dining kitchen, conservatory, 3 bedrooms and bathroom. Good size mature rear garden.





Key Features

- TRADITIONAL BAY FRONTED SEMI-DETACHED HOUSE
- FOREST SIDE AREA OF LOUGHBOROUGH - CUL DE SAC SETTING
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- ENTRANCE PORCH, HALL, LOUNGE
- OPEN PLAN LIVING DINING KITCHEN, CONSERVATORY
- LANDING, 3 BEDROOMS AND BATHROOM
- OFF ROAD PARKING TO FRONT
- GOOD SIZE MATURE REAR GARDEN

**Guide Price
£260,000**

VIEWINGS & DIRECTIONS

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

What 3 words location:- funny.grin.noise

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE PORCH

With twin doors to front and further door to hall.

HALL

With staircase to first floor with storage cupboard below, 'cast iron style' radiator.

LOUNGE

10'8" x 13'9" into bay (3.25m x 4.19m into bay)

With bay window to front, open fire grate, 'cast iron style' radiator, laminate flooring part glazed doors to :-

OPEN PLAN LIVING DINING KITCHEN

16'2" plus recess x 15'4" (4.93m plus recess x 4.67m)

With window to rear, a range of base and wall units with work surfaces, stainless steel sink top, tiled splashbacks, gas hob, electric oven below and cooker hood above, integrated dishwasher, space for fridge freezer, breakfast bar, tiled floor, 'cast iron style' radiator, twin patio doors to conservatory.

CONSERVATORY

15'4" x 9'9" (4.67m x 2.97m)

With double glazed windows and patio doors to side, laminate flooring, radiator.

FIRST FLOOR LANDING

With window to side and loft access.

BEDROOM 1

10'3" x 11'9" (3.12m x 3.58m)

With window to front and radiator.

BEDROOM 2

9'6" x 12' (2.90m x 3.66m)

With window to rear, radiator and built in airing cupboard.





BEDROOM 3

6'5" x 8'9" (1.96m x 2.67m)
With window to rear and radiator.

BATHROOM

With window to front, stylish white suite comprising w.c., vanity unit with sink bowl and mixer tap, bath with mains shower over, tiled splashbacks, heated towel rail.

OUTSIDE

Off road parking for 2 vehicles, gated side access to a good size mature rear garden with patio, lawn, mature hedges and timber shed.

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 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.

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.

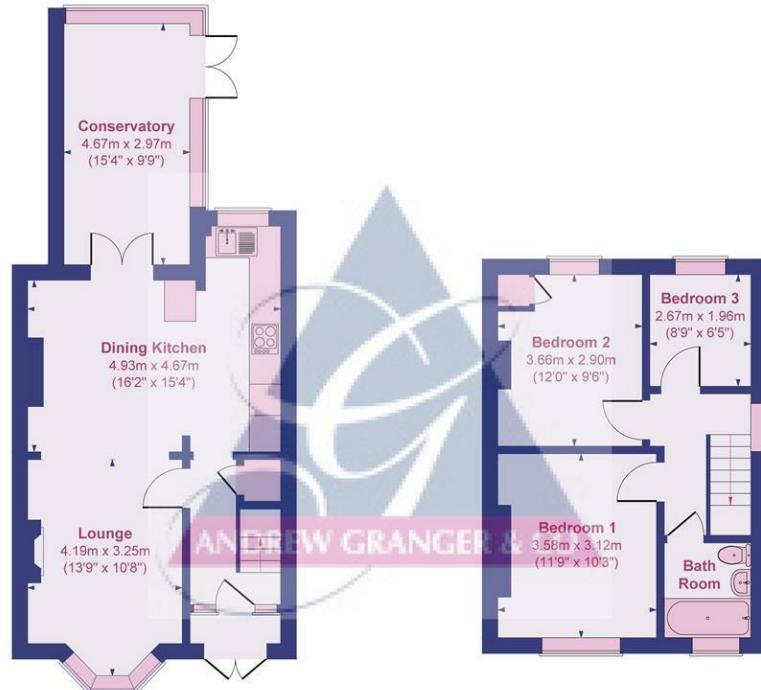




Floorplan

Approximate Gross Internal Area

83.6 sq. m. (900 sq. ft.)



Ground Floor
Floor Area 82.4 sq.m. (885 sq.ft.) approx

First Floor
Floor Area 34.4 sq.m. (371 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Charnwood Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Loughborough office on 01509 235534



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