



Granby Street Loughborough LE11 3DU



Key Features

- ATTRACTIVE CHARACTER RESIDENCE SITUATED CLOSE TO TOWN CENTRE AND QUEENS PARK/CARILLON
- IDEAL FOR POTENTIAL INVESTORS TO CONVERT (SUBJECT TO SUITABLE CONCENTS AND LICENSE)
- GAS CENTRAL HEATING, MANY CHARACTER FEATURE RETAINED
- HALL, FRONT LOUNGE, REAR SITTING ROOM, LARGE FITTED DINING KITCHEN
 - UTILITY ROOM, CLOAKROOM/W.C., GARDEN ROOM
- 1ST FLOOR 3 DOUBLE BEDROOMS AND 4TH SINGLE BEDROOM/DRESSING ROOM, BATHROOM
- SECOND FLOOR LARGE 5TH BEDROOM WITH EN SUITE BATHROOM
- FRONT GARDEN AND DRIVEWAY
 - GOOD SIZED WALLED REAR GARDEN
- OFFERED WITH NO UPWARD CHAIN





The Property

This very attractive and stylishly fitted bay fronted residence is situated within this highly desired mixed use area almost opposite Queens Park and the Carillon and only a few minutes walk from the town centre with an abundance of shopping and leisure facilities on hand. The property is well placed for access to the University Campus and could be ideal for an investor to convert into flats (subject to the necessary consents and licencing), it also has potential for commercial uses (subject to change of use) or could remain a substantial single dwelling.

The accommodation has gas central heating throughout and air conditioning to the top floor and retains much of its original character and charm. It briefly comprises entrance hall, front lounge, rear sitting room, large fitted dining kitchen, utility room, cloakroom/w.c., garden room. To the first floor is a large landing, 3 double bedrooms, single bedroom/dressing room and bathroom. To the second floor is a large 5th bedroom with en suite bathroom. Outside offers a front garden and driveway, good sized walled rear garden.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.
What 3 words location:- email,pinch,rugs

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

With front door and oval window to front, black and white mosaic tiled floor, vertical radiator, stairs to first floor with large feature stained and leaded glass window.

FRONT LOUNGE

With large bay window to front, 2 radiators, log burning stove set into chimney breast with tiled hearth.

REAR SITTING ROOM

With half bay window to rear with double opening patio doors leading to the garden, central chimney breast with raised hearth and fire grate, exposed brick walls to alcoves, radiator.

FITTED DINING KITCHEN

With several windows to sides and front, brick exposed chimney breast and fire place with log burning stove, tiled flooring, extensive range of base and wall units with black granite work surfaces, underdrawn stainless steel sink, electric range style cooker with ceramic hob, separate electric oven, integrated microwave oven, fridge freezer, wine cooler, space and plumbing for dishwasher, pull out larder cupboard, island with solid wood top and breakfast bar, radiator, downlights.

UTILITY ROOM

With door to side leading to the garden, tiled floor, work surface, space and plumbing for washing machine.

CLOAKROOM/W.C.

With high level window to side, w.c., work surface with wash basin.

GARDEN ROOM

With window to side, large bay window to rear incorporating double opening patio doors to the garden, radiator, tiled floor, fitted cupboards and shelving.

FIRST FLOOR LANDING

With windows to front and side, 2 radiators, door to staircase leading to the second floor.

BEDROOM 1

With large bay window to front with window seat and cupboards below, 2 radiators, ornamental cast iron fire grate.

BEDROOM 2

With window to rear, 2 radiators, fitted wardrobes to alcoves, ornamental cast iron fire grate.

BATHROOM

With window to side, traditional white suite comprising w.c., wash basin and roll top free standing bath with shower over, tiled walls and black and white tiled floor, wall light, shaver point, heated towel rail.

BEDROOM 3

With window to rear and Velux rooflight to side, radiator, ornamental fireplace.

BEDROOM 4/DRESSING ROOM

With window to front, radiator and currently fitted with wardrobes with sliding doors.

SECOND FLOOR





BEDROOM 5

With dormer window to rear and further window to side, air conditioning unit (not tested), chimney breast with ornamental cast iron fire grate, 2 radiators, storage cupboard to the eaves, cupboard housing the central heating boiler.

EN SUITE BATHROOM

With Velux rooflight to side, stylish suite comprising w.c., oak vanity unit with stylish wash basin and mixer tap, free standing feature 'beaten metal' bath tub with shower above, radiator.

OUTSIDE

FRONT GARDEN with brick wall and railings, granite paving providing off road parking.

REAR GARDEN being fully walled, with patio areas, artificial lawn, raised decking, flower/shrub beds. There is a gated access with right of way over the parking area to the rear.

EPC

Rating: 'E'

Council Tax Band

Charnwood Borough 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 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

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.





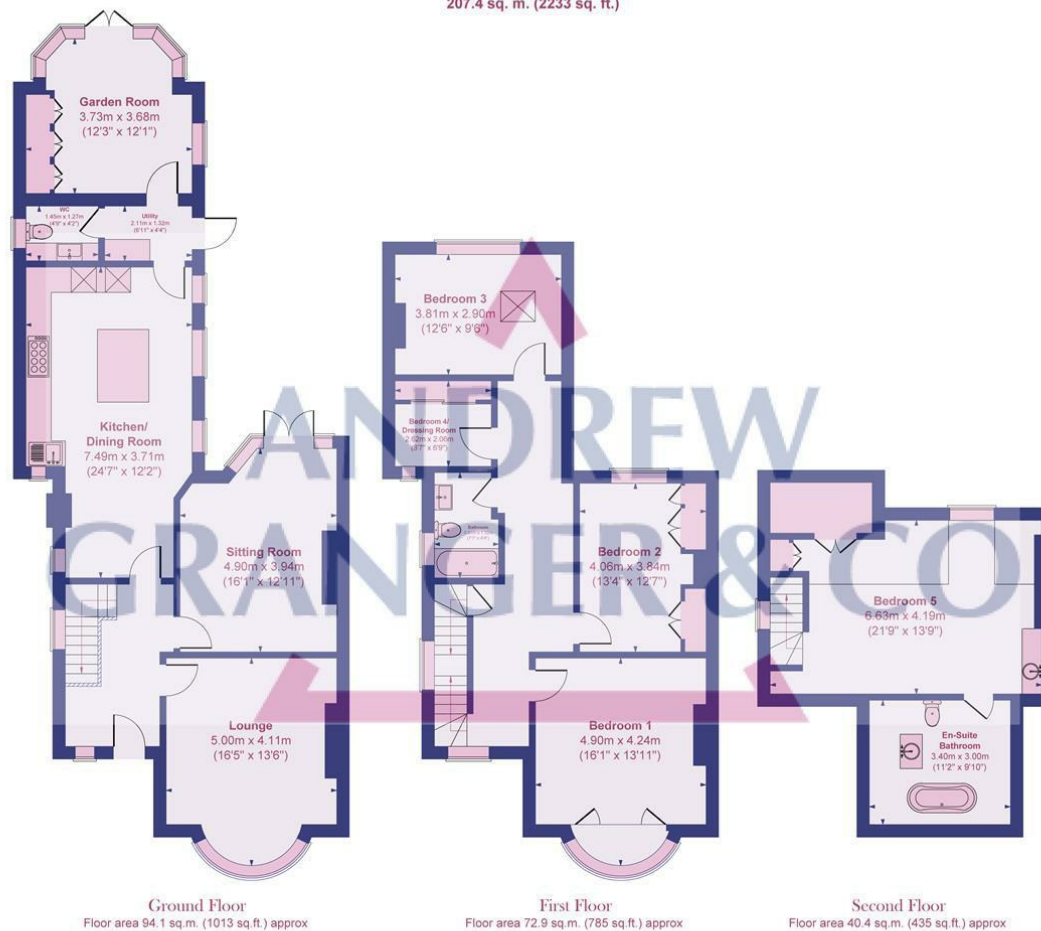






Floorplan

Approximate Gross Internal Area
207.4 sq. m. (2233 sq. ft.)



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



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