



Maple Road, Loughborough, LE11 2JR


**ANDREW
GRANGER & CO**


Part of

**SHELDON
BOSLEY
KNIGHT**

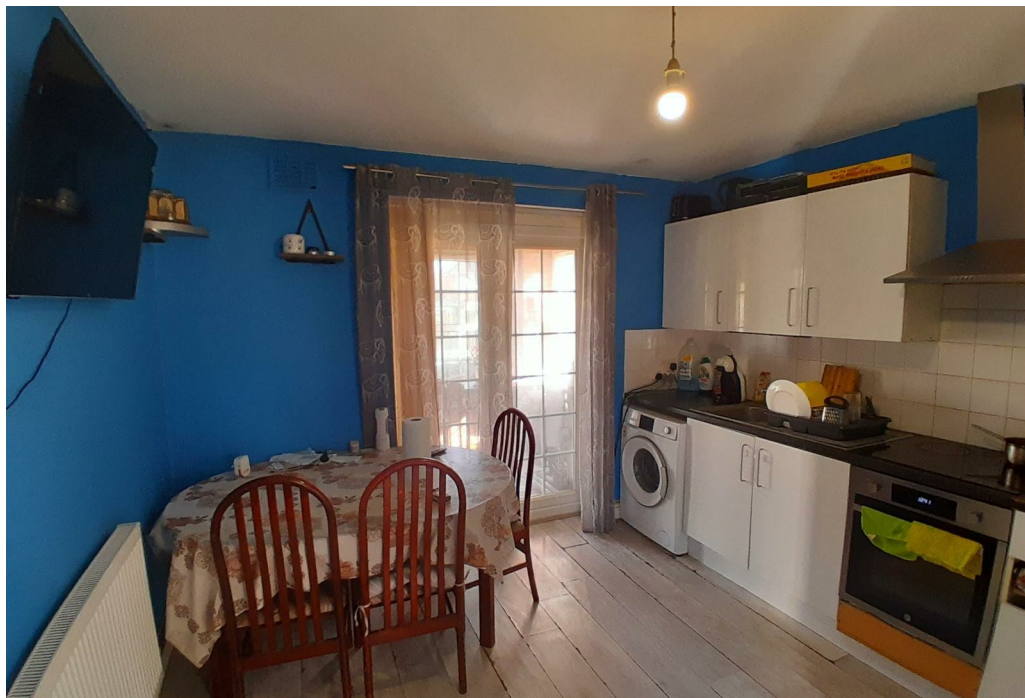
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A GOOD SIZED 2 BEDROOM (FORMERLY 3 BED) SEMI-DETACHED HOUSE SITUATED ON A LARGE CORNER PLOT GIVING POTENTIAL TO EXTEND THE ACCOMMODATION (PLANNING PERMISSION PREVIOUSLY GAINED FOR A 2 STOREY EXTENSION). UPVC double glazing, Air source heating and intruder alarm system, hall, lounge, kitchen, conservatory, landing, 2 double bedrooms both with en suite shower rooms.

Outside offers extensive gardens to front, side and rear giving immense scope to extend the property, subject to suitable consents.





Key Features

- GOOD SIZED SEMI-DETACHED HOUSE
- 2 DOUBLE BEDROOMS (FORMERLY 3 BEDROOMS)
- LARGE CORNER PLOT WITH POTENTIAL TO EXTEND THE ACCOMMODATION (PLANNING PERMISSION HAS PREVIOUSLY BEEN OBTAINED FOR A SINGLE AND DOUBLE STOREY EXTENSION)
- UPVC DOUBLE GLAZING, ELECTRIC AIR SOURCE HEATING
- HALL, LOUNGE, KITCHEN AND CONSERVATORY
- 2 DOUBLE BEDROOMS BOTH WITH EN SUITE SHOWER ROOMS
- GARDENS TO FRONT, SIDE AND REAR

Guide Price
£190,000

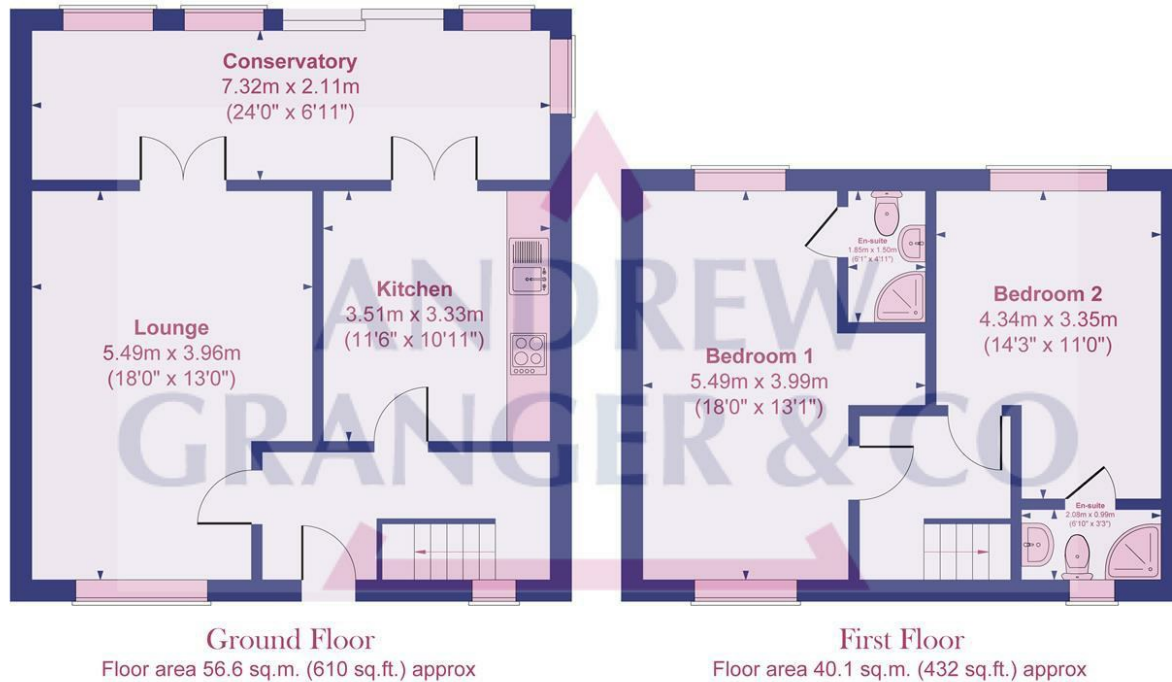
EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority -
Charnwood Borough Council

Approximate Gross Internal Area
96.7 sq. m. (1042 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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