



Maple Road, Loughborough, LE11 2JR

ANDREW  
GRANGER & CO

Part of

SHELDON  
BOSLEY  
KNIGHT

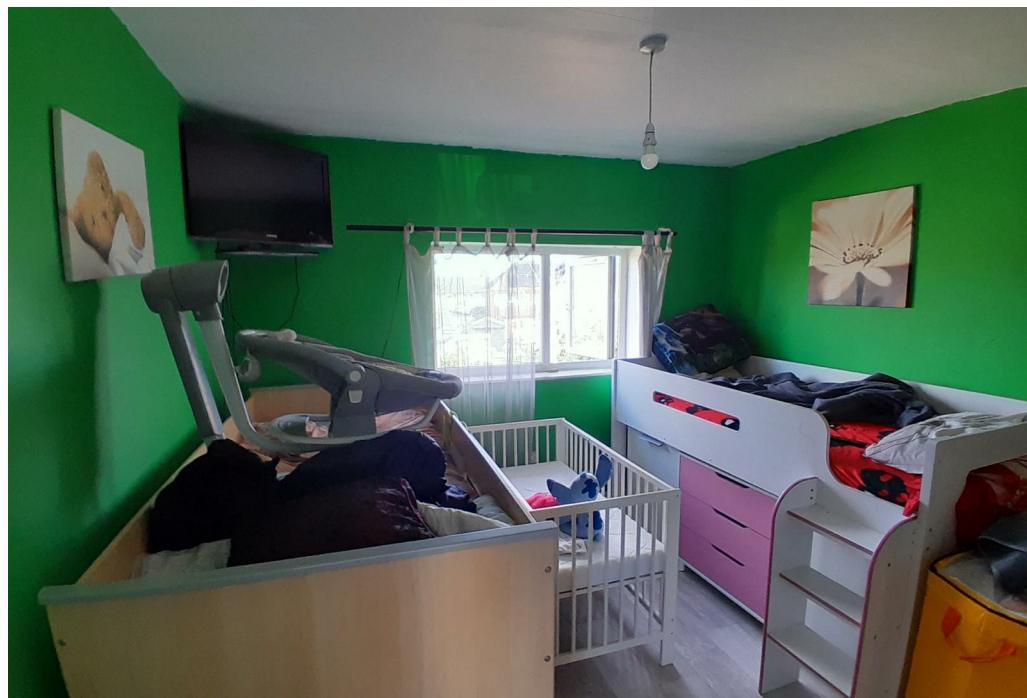
LAND AND  
PROPERTY  
PROFESSIONALS

# 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**



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 - B

Local Authority -  
Charnwood Borough Council

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