



**Sandalwood Road, Loughborough, LE11 3PS**

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
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# Property Description

A spacious individually designed and built 4-bedroom detached house standing on a very generously sized mature plot within a delightful sought after cul de sac within the 'Forest Side' area of Loughborough. The property has gas central heating and UPVC double glazed windows and doors and includes entrance porch, hall, cloakroom and w.c., good sized front lounge, dining/sitting room to side and rear, fitted breakfast kitchen, first floor landing, bedroom 1 with en suite shower room, 3 further bedroom and main shower room. Outside offers an extensive driveway and front garden leading to a single brick-built garage. There are generous sized gardens to side and rear with patio area, lawns and a variety of shrubs and trees.







## Key Features

- SPACIOUS INDIVIDUAL 4 BEDROOM DETACHED HOUSE
- LARGE MATURE PLOT
- SOUGHT AFTER CUL DE SAC IN THE 'FOREST SIDE' AREA OF THE TOWN
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS AND DOORS
- PORCH, HALL, CLOAKROOM/W.C.
- LOUNGE, SITTING/DINING ROOM, BREAKFAST KITCHEN
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- 3 FURTHER BEDROOMS AND MAIN SHOWER ROOM
- DRIVEWAY AND SINGLE GARAGE
- GARDENS TO 3 SIDES WITH A GOOD LEVEL OF PRIVACY

**Guide Price**  
**£455,000**



## VIEWINGS & DIRECTIONS

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

What 3 words location:- freed.clap.roses

## ACCOMMODATION IN DETAIL

### ENTRANCE PORCH

Of UPVC construction with double glazed windows and entrance door.

### HALL

With radiator, pantry cupboard.

### CLOAKROOM/W.C.

With 2 windows to side, w.c., wash basin and cloaks hanging area.

### LOUNGE

With angled bay window to front and further window to side, oak flooring, radiator.

### DINING/SITTING ROOM

With patio doors and window to the side overlooking the garden, further door to rear leading to the garden, radiator and staircase to the first floor.

### BREAKFAST KITCHEN

With windows to front and rear, range of fitted base and wall units with work surfaces and breakfast bar, stainless steel sink top, gas hob and electric oven, space for appliances.

### FIRST FLOOR LANDING

With airing cupboard, radiator and loft access.

### BEDROOM 1

With windows to side and front, radiator, fitted wardrobes.

### EN SUITE SHOWER ROOM

With window to side, suite comprising w.c., wash basin and corner shower, tiled splashbacks, heated towel rail.

### BEDROOM 2

With window to side, radiator, built in cupboard and fitted wardrobes.

### BEDROOM 3

With window to side, radiator, fitted wardrobes.

### BEDROOM 4

With window to side, radiator and fitted wardrobes.







### **SHOWER ROOM**

With 2 windows to side, w.c., vanity unit with wash basin, walk in shower enclosure, tiled splashbacks and flooring, heated towel rail.

### **OUTSIDE**

To the front of the property is a large lawned garden with flower beds, driveway gives access to the garage, gated side access to side and rear gardens.

Good sized gardens to side and rear offering a good level of privacy, with patio areas, extensive lawns, shrub and flower beds, a variety of trees, 2 garden sheds.

SINGLE GARAGE with up and over door to front and twin side doors giving access to the garden, power and lighting.

### **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**

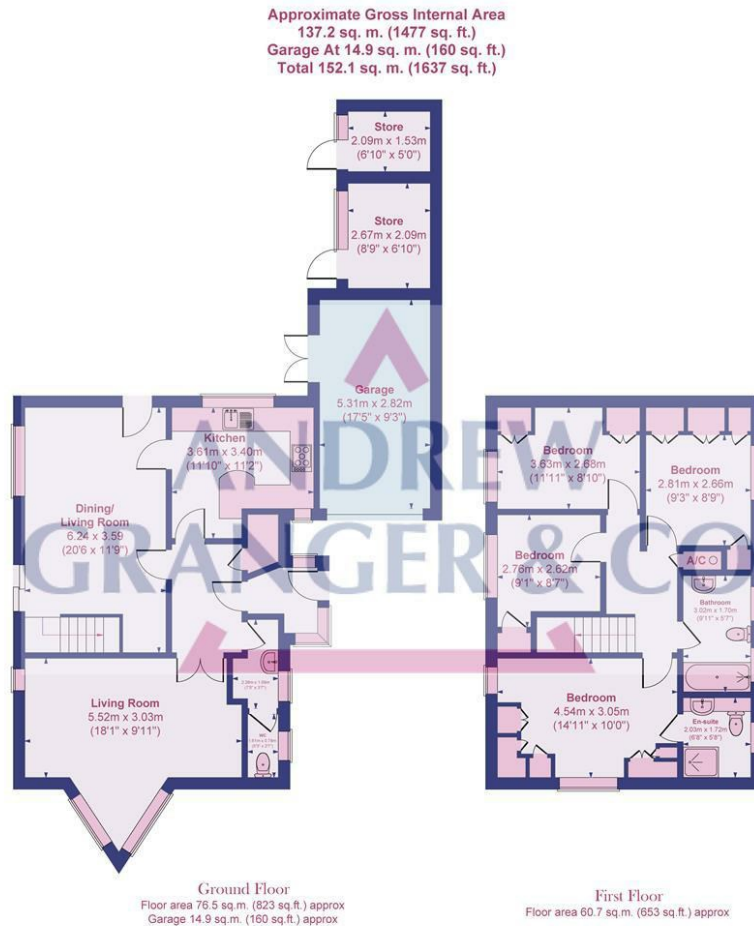
We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.







# Floorplan



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 - E

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 (Sales) office on 01509 235534

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