



Bates Close, Loughborough, LE11 5EL


**ANDREW
GRANGER & CO**


Part of

**SHELDON
BOSLEY
KNIGHT**

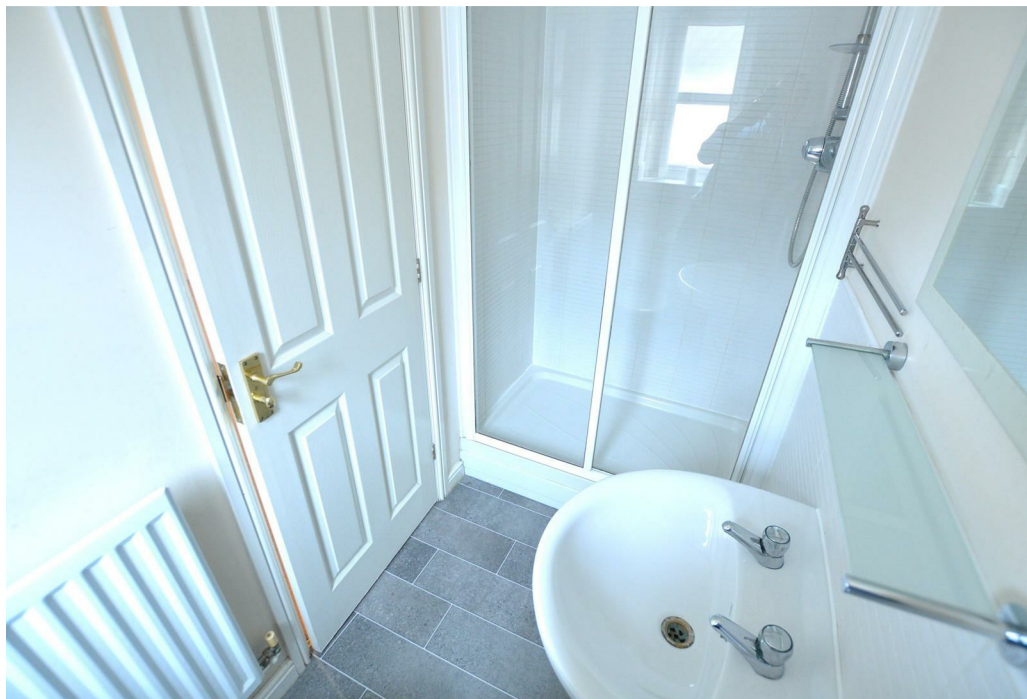
LAND AND
PROPERTY
PROFESSIONALS

Property Description

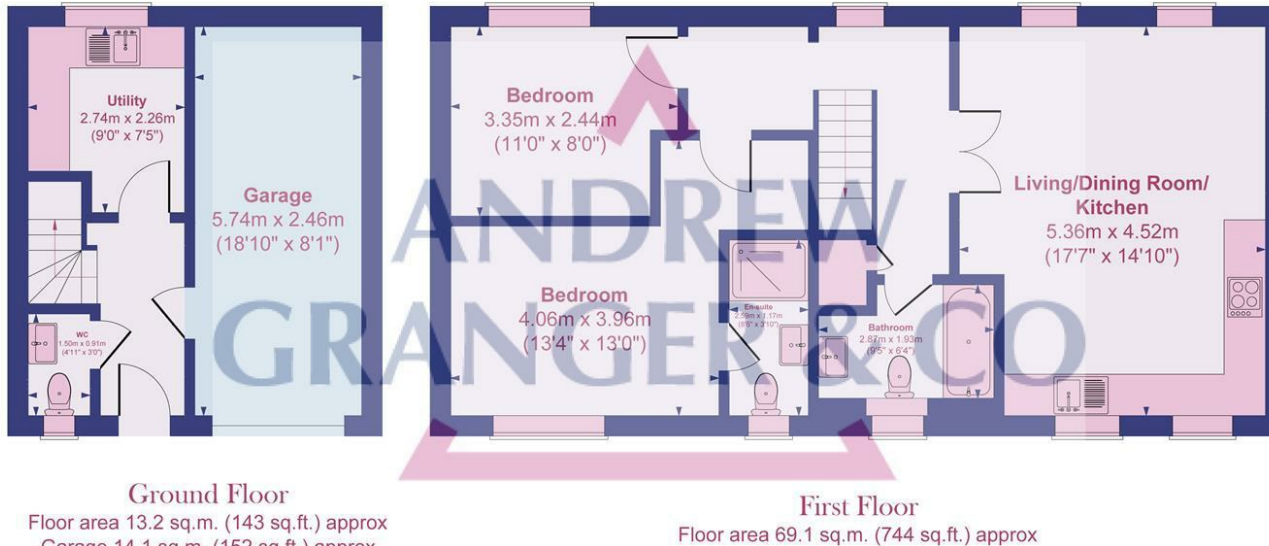
A deceptively spacious Coach House style property situated in a cul de sac location on the fringe of the town. Gas central heating and UPVC double glazing. Entrance hall, cloakroom/w.c., utility room, single garage, first floor landing, open plan living/dining kitchen, bedroom 1 with en suite shower room, bedroom 2 and main bathroom. Off road parking to the front and garden area.

The property is freehold and is offered with no upward chain.





Approximate Gross Internal Area
82.4 sq. m. (887 sq. ft.)
Garage At 14.1 sq. m. (152 sq. ft.)
Total 96.5 sq. m. (1039 sq. ft.)



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

Key Features

- FREEHOLD COACH HOUSE STYLE PROPERTY
- CUL DE SAC LOCATION ON THE EDGE OF LOUGHBOROUGH
- ENTRANCE HALL, CLOAKROOM/W.C., UTILITY ROOM
- FIRST FLOOR LANDING, OPEN PLAN LIVING/DINING KITCHEN
- BEDROOM 1 WITH EN SUITE SHOWER ROOM
- BEDROOM 2 AND MAIN BATHROOM
- OFF ROAD PARKING AND SINGLE INTEGRAL GARAGE
- FRONT GARDEN AREA
- NO UPWARD CHAIN

**Offers In The Region Of
£170,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority -
Charnwood Borough Council

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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