



38, SPINNEY HILL DRIVE, LOUGHBOROUGH, LE11 3LD

AN INDIVIDUAL DETACHED CHALET STYLE BUNGALOW WITH SCOPE FOR FURTHER EXPANSION IN ONE OF LOUGHBOROUGH'S FOREMOST RESIDENTIAL AREAS An attractively styled THREE BEDROOM detached dormer bungalow having rendered elevations beneath a pitched tiled roof which provides well maintained accommodation with vast scope for further improvement and enlargement and forms an excellent opportunity to create a much larger family home in this much favoured and highly regarded residential on the 'Forest' side of Loughborough. NO UPWARD CHAIN INVOLVED.

The property benefits from gas fired central heating and double glazing and in brief the accommodation may be described as: Entrance hall, Lounge/Diner 20'0" x 11'9", Kitchen, two Bedrooms, Bathroom and Dining room/Study. Further attic Bedroom and Office and standing within generously sized gardens.

PRICE GUIDE £400,000

Call 01509 235534 for further information

ANDREW GRANGER & CO

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LOCATION

Built in 1955 this most appealing property occupies a prime location on Spinney Hill Drive having easy access to all town centre amenities, Holywell Primary School and the Loughborough University.

In addition there is easy access to the M1 Motorway at junction 23, East Midlands Airport, Loughborough train station and a number of scenic walks towards The Outwoods and Jubilee Wood.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough town centre via Forest Road continuing over its junction with Epinal Way and eventually turn right into Fairmount Drive. At the top of the road bear left into Holywell Drive and then take the first right turning into Spinney Hill Drive. The property is then situated on the left hand side and will be clearly identified bearing our For Sale board.

ACCOMMODATION

GROUND FLOOR

RECESSED STORM

ENTRANCE HALL

Having double glazed front door, Drayton wall mounted central heating thermostat, built in storage cupboard, radiator.

LOUNGE/DINER 20'0" x 11'9" (6.1m x 3.6m)

A spacious reception room overlooking the rear garden including fitted gas fire, double glazed window to the rear elevation with private aspect, further sliding patio doors to the rear garden, double radiator and single radiator.

KITCHEN 11'0" x 7'6" (3.37m x 2.3m)

Inset one and a half bowl single drainer sink unit with mixer tap, wall and floor cupboards incorporating drawer compartments with work tops, tiled walls, electric cooker point, plumbing for an automatic washing machine, double glazed window to the front elevation, double radiator and pantry off with window to the side elevation.

SIDE PORCH

Boiler cupboard off housing Worcester gas fired boiler.

BATHROOM

Three piece coloured suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level W.C, tiled walls, double glazed window to the front elevation, radiator.

BEDROOM 11'0" x 10'9" (3.37m x 3.3m)

Built in double wardrobes with hanging space and cupboards over, double glazed window to the front elevation, double radiator.

BEDROOM 10'0" x 7'3" (3.05m x 2.23m)

Double glazed window to the rear elevation, double radiator.

STUDY/DINING ROOM 13'0" x 10'9" (3.97m x 3.3m)

Built in double wardrobe with hanging space and additional built in shelved storage cupboard, double glazed windows to the rear elevation, double radiator and open tread staircase to the:

FIRST FLOOR

LANDING

Double glazed window to the rear elevation.



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BEDROOM 11'3" x 8'0" (3.45m x 2.44m)

Beamed ceiling and double glazed window to the rear elevation.

OFFICE 11'3" x 6'9" (3.45m x 2.07m)

Beamed ceiling, double glazed window to the rear elevation and access to roof storage space.

OUTSIDE

Open plan front garden laid to lawn with an adjacent driveway providing car parking and leads to a detached concrete sectional garage. Built in garden store.

The generously sized and private rear garden is an obvious selling feature of the property and includes patio with lawned areas and shrubbery borders behind close boarded fencing.

E P C

Rating: '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 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance valuations. For further information contact our Survey Department on 01162 429933.



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LOCATION



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