



74, ALTHORPE DRIVE, LOUGHBOROUGH, LE11 4QU

*****EXTENDED MODERN FOUR BEDROOM SEMI DETACHED HOUSE IN POPULAR RESIDENTIAL AREA***** An attractively styled and thoughtfully extended FOUR BEDROOM semi detached house of brick and tiled construction which provides genuinely spacious accommodation on two storeys with scope for further modernisation and improvement and occupies an already established setting within this much favoured and conveniently placed residential area.

The property includes gas fired central heating and double glazing and in brief the accommodation may be described as: Entrance hall, Lounge 12'9 x 10'3, Dining room and Kitchen. Landing, main Bedroom with en suite Shower room, three further Bedrooms and Bathroom having white suite.

OFFERS IN EXCESS OF £195,000

Call 01509 235534 for further information

ANDREW GRANGER & CO

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LOCATION

The property occupies a mature position within this most popular residential area having easy access to local amenities at Gorse Covert District Centre and all grades of schooling including Booth Wood Primary School and Charnwood Academy.

in addition there are further road links and bus services to all town centre amenities, Loughborough train station and the M1 Motorway at junction 23.

VIEWINGS & DIRECTIONS

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

Leave Loughborough town centre via Forest Road and on reaching the traffic island turn right into Epinal Way. Continue over the next two roundabouts and then turn left into Knightthorpe Road. At the next roundabout turn right into Kenilworth Avenue and then turn immediately left into Althorpe Road where the property is eventually situated on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Having upvc front door and double glazed side screen, understairs store cupboard, radiator.

LOUNGE 12'9" x 10'3" (3.9m x 3.13m)

Double glazed window to the front elevation, double radiator and archway to the:

DINING ROOM 9'0" x 10'6" (2.75m x 3.22m)

With radiator and aluminum sliding patio doors to the:

LEAN TO GARDEN ROOM

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

Stainless steel single drainer sink unit with mixer tap, wall and floor cupboards with work tops and tiled splashbacks, integrated oven and four ring gas hob unit, plumbing for an automatic washing machine, aluminum double glazed door and window to the rear elevation and further window to the side elevation.

FIRST FLOOR

LANDING

Access trap to the roof space, radiator.

BEDROOM ONE 18'0" x 7'0" (5.5m x 2.15m)

Double glazed window to the front elevation, secondary access trap to the roof space, radiator.

EN SUITE SHOWER ROOM

Three piece suite in white comprising tiled shower cubicle with Triton shower unit, wash hand basin and low level W.C, half tiled walls, double glazed window to the rear elevation, radiator.

BEDROOM TWO 12'9" x 10'0" (3.9m x 3.05m)

Double glazed window to the front elevation, radiator.

BEDROOM THREE 10'9" x 10'0" (3.3m x 3.05m)

Cupboard housing Baxi gas fired boiler, double glazed window to the rear elevation, radiator.



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BEDROOM FOUR 10'0" x 6'3" (3.05m x 1.92m)

Double glazed window to the front elevation, radiator.

BATHROOM

Three piece suite in white comprising panelled bath with chrome shower unit and splashguard, wash hand basin and low level W.C, complimentary wall tiling, double glazed window to the rear elevation, radiator.

OUTSIDE

Formal front garden with lawn and an adjacent concrete paved driveway provides off street car standing and leads an integral carport with up and over door.

Low maintenance rear garden having paved and concrete areas.

E P C

Rating: TBC

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

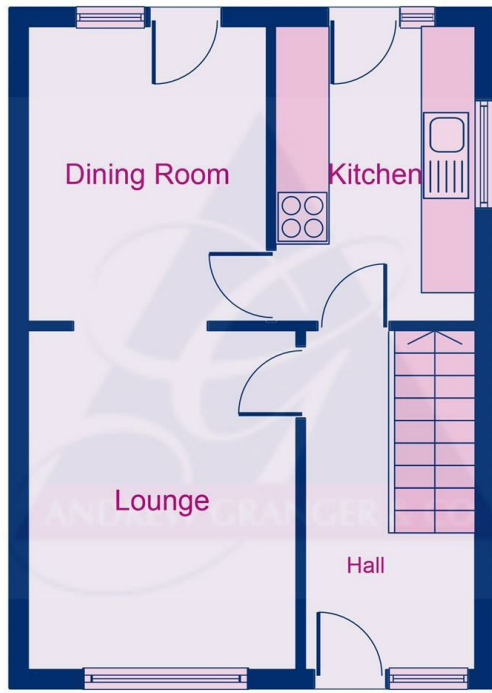
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.



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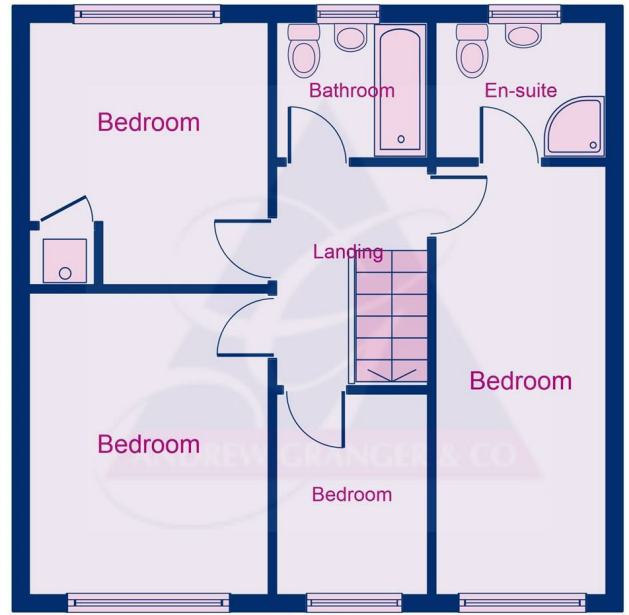
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Ground Floor

Floor Area (Gross Internal) 36.0 sq.m. (387 sq.ft.) approx
Created using Vision Publisher™



First Floor

Floor Area (Gross Internal) 52.1 sq.m. (561 sq.ft.) approx

Created using Vision Publisher™

LOCATION



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