

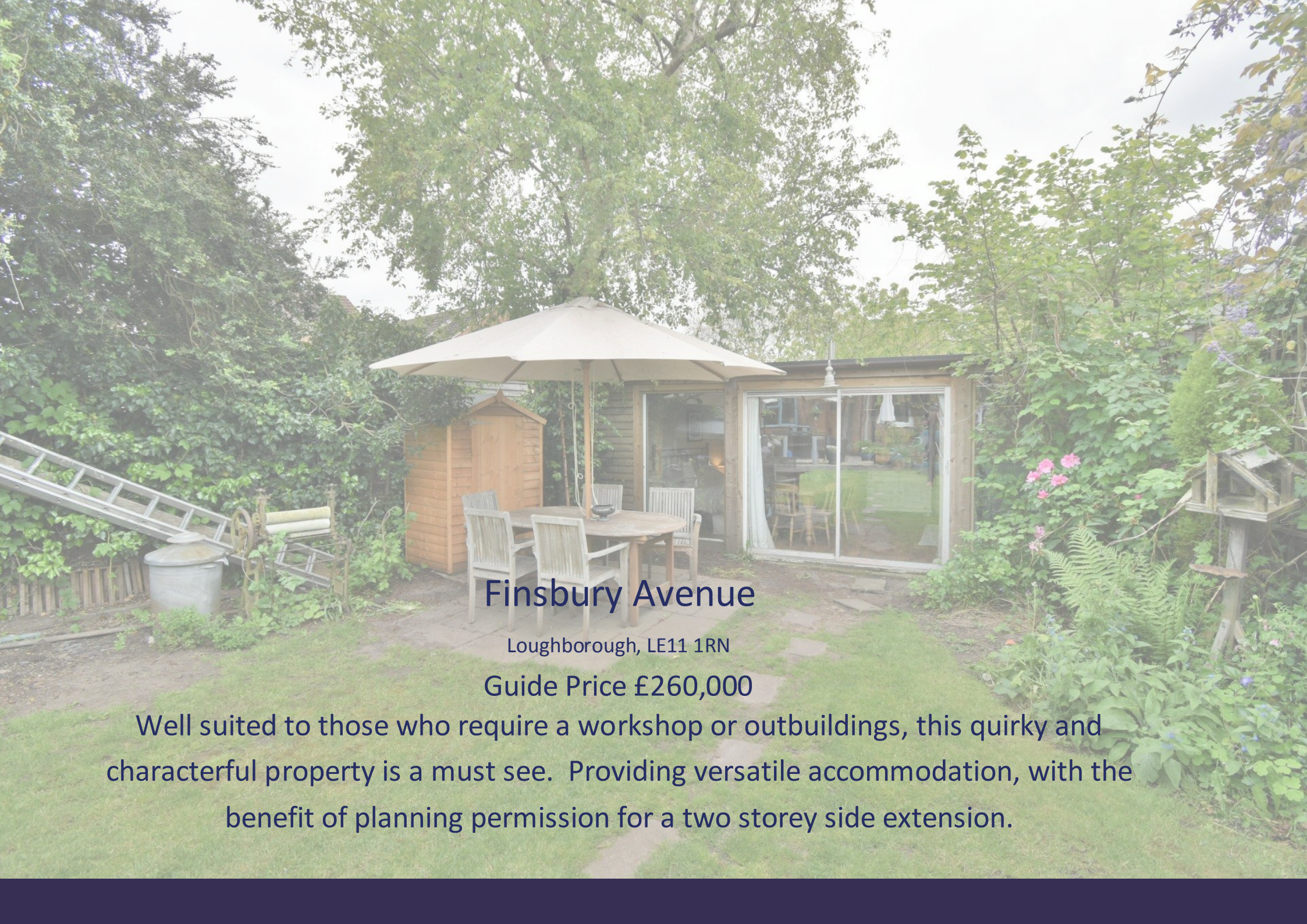
# Finsbury Avenue

Loughborough, LE11 1RN

John German







## Finsbury Avenue

Loughborough, LE11 1RN

Guide Price £260,000

Well suited to those who require a workshop or outbuildings, this quirky and characterful property is a must see. Providing versatile accommodation, with the benefit of planning permission for a two storey side extension.

Ideally positioned for access to the amenities of Loughborough, this characterful semi detached family home is located at the end of the cul-de-sac with driveway offering ample off-road parking offered to the front, in addition to a carport. Marketed with the benefit of planning permission to extend to the side.

Internally, the front door opens to the entrance hallway where stairs rise to the first floor and a door gives access to the lounge which has a window to the front aspect and characterful fireplace with brick surround and tiled hearth, with space for a log or multifuel burner.

Continuing through, the refitted breakfast kitchen has both wall and base level units with work surface over, two windows to the rear aspect offering views out over the rear garden, an inset one and half bowl sink and drainer unit, breakfast bar and appliance space.

To the first floor, the landing gives access to the three bedrooms and family bathroom. Bedrooms one and two are well proportioned, having windows to the front and rear aspect, respectively. Bedroom three could be utilised as a single, but is currently set up as a dedicated study, providing a place for homeworking.

The bedrooms are serviced by the family bathroom which has a white four piece suite with freestanding bath and shower over, pedestal hand, wash, basin, WC, bidet and heated towel radiator.

Setting this property apart, is the space offered both externally and by the garage/workshop providing versatility and flexibility. The workshop is accessed through the utility room with a sink and drainer unit and additional appliance space with plumbing for a washing machine.

Ideal for both those who need a large home working space or hobbyists wanting a space to tinker, the workshop has an electrical supply with light points, an up and over door to the front with windows to both side and rear aspects.

Presenting additional opportunity, the property has planning permission granted for a two story side extension, incorporating the carport to create an additional reception room as well as a guest WC. Upstairs, two additional bedrooms would be created with the current third bedroom becoming a walk in wardrobe.

Cleverly designed, this extension would still maintain the impressive garage/workshop, whilst greatly enhancing the internal space.

Externally, the beautifully presented rear garden has a decked area to the immediate space, providing a delightful outdoor seating spot with an adjacent pond. Beyond this is a good size lawn with further patio seating area as well as access to the impressive summerhouse, which is currently utilised as a bedsit, but again offers excellent versatility and could be used for a variety of purposes.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/24052023

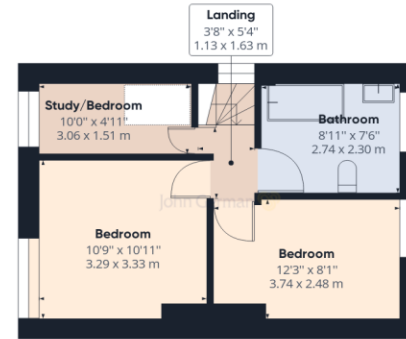
**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band B



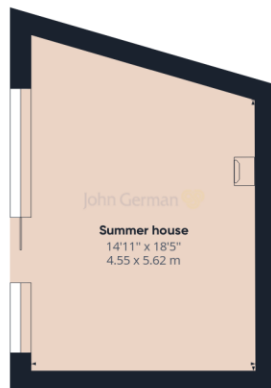




**Ground Floor** Building 1



**Floor 1** Building 1



**Ground Floor** Building 2

**Approximate total area<sup>(1)</sup>**

1703.28 ft<sup>2</sup>

158.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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