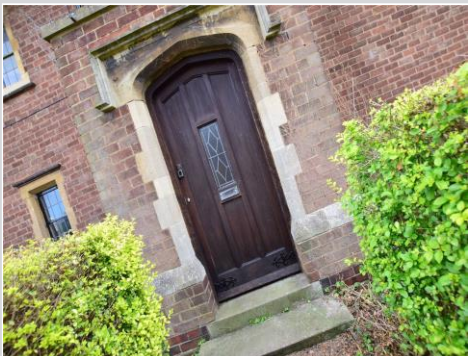




# Cemetery Lodge

173 Leicester Road | Loughborough | Leicestershire | LE11 2AF

  
Bentons



### Property at a glance

- Unique & Individual Home
- The Curtilage of the Building is Grade II Listed
- Energy Rating E
- Wealth of Character
- Edge of Town Position
- Three Reception Areas
- Dining Kitchen & Pantry
- Three Double Bedrooms
- Bathroom, Cloakroom/Shower Room & Separate WC
- Attractive External Facade
- Modern Gas Central Heating System
- Spacious Accommodation
- Garden & Driveway
- All Fitted Carpets, Curtains, Blinds, Cooker & Light Fittings are Included
- NO UPWARD CHAIN

Asking Price: £220,000

# Cemetery Lodge

Designed and constructed in 1934, this lodge home is an individual and unique design with attractive external facade comprising a graded Swithland slate roof and original decorative leaded light windows with stone mullions. The property boasts a wealth of charm and character and provides a blank canvas for an incoming purchaser. The curtilage of the building is Grade II Listed. The property offers sizeable accommodation which includes three reception areas, a downstairs cloakroom/shower room and on the first floor there are three double bedrooms, refitted bathroom and separate WC. Externally there are low maintenance gardens set behind ornate cast iron railings and a fully enclosed private garden and parking area. The property is conveniently located on the outskirts of Loughborough Town Centre with easy access to the town and local amenities as well as excellent public transport links. Early viewing is strongly recommended. The property is offered to the market with no upward chain.

### Access

Approached via old Grade II listed cast iron gates at the entrance to the old cemetery. The property can be found immediately on the left hand side.

### Accommodation

The property is entered via the front elevation and through an original solid door with leaded feature window into:

### Entrance Hall

With a wood effect parquet flooring, leaded windows to the front and rear elevation, cupboard housing the electricity meter, radiator, wall mounted coat hooks and doors that lead through to:

### Lounge

**14'1" x 11'9" (4.3m x 3.58m)**

(14'1" measurement into bay window)

A sizeable reception room benefitting from a dual aspect with the original leaded light bay window overlooking garden and Leicester Road and a further leaded window to the front elevation. Radiator and wood effect flooring, TV aerial point and gas connection point (it is unknown if the gas connection is live).





### **Inner Hallway**

With stairs rising to first floor landing, useful understairs storage cupboard and doors through to:

### **Sitting Room**

**12'1" x 11'9" (3.68m x 3.58m)**

Having a leaded window to the side overlooking the lawn, with secondary glazing, radiator, quality wood effect flooring, tiling in front what would of been the original fireplace, picture rail and TV aerial point.

### **Dining Area**

**11'11" x 10'11" (3.63m x 3.33m)**

Being open plan to the kitchen, the dining area has wood tiled effect vinyl flooring, radiator, chimneybreast and the original leaded window with secondary glazing overlooking the garden and Leicester Road. Opening through to:

### **Pantry**

Housing the gas meter, an original thrawl, vinyl flooring and an obscure glazed window to rear overlooking the passage.

### **Kitchen**

**11'8" x 7'5" (3.56m x 2.26m)**

Fitted with a range of base cupboards and drawers and matching eye level units. Range of roll top laminate work surfacing with inset one and a half bowl sink and drainer. Space for a freestanding cooker (included in the sale), fridge and extractor fan. A continuation of the vinyl flooring, tiling to the walls, original leaded window with secondary glazing to the side, half glazed uPVC double glazed door to the rear and access through to a pantry.

### **Cloakroom/Shower Room**

**11'11" x 2'7" (3.63m x 0.79m)**

Accessed off the dining area with a three piece suite comprising a partial sunken shower cubicle, wash hand basin and low level WC. Three obscure leaded glazed windows to the side, radiator and part tiling to the walls.

### **Landing**

Approached via a return carpeted staircase from the inner hall is the first floor carpeted landing with original leaded window to the side, there is a mid landing with radiator and a large storage cupboard housing the wall mounted Ideal Logic gas central heating boiler. Doors lead through to:

### **Bedroom One**

**12' x 11'9" (3.66m x 3.58m)**

A large double bedroom with a dual aspect having original leaded windows to both the front and side elevations, carpet, original picture rails and a radiator.

### **Bedroom Two**

**11'11" x 11'10" (3.63m x 3.6m)**

With leaded windows to two elevations with part secondary glazing, radiator, built-in double cupboard, carpet and a fitted wardrobe with sliding mirrored doors.

### **Bedroom Three**

**10'11" x 9' (3.33m x 2.74m)**

This third bedroom would also accommodate a double bed and has leaded windows to the side and rear elevations, high quality wood effect flooring, radiator and large freestanding wardrobes and access to a loft space.

### **Bathroom**

**8'2" x 7'4" (2.5m x 2.24m)**

Having been refitted with a three piece white suite comprising a panelled bath with shower over and fitted glass screen, pedestal wash hand basin and low level WC. Full tiling to the walls and floor, obscure leaded window to the side and a wall mounted heated chrome towel rail/radiator.

### **Separate WC**

**6'5" x 2'8" (1.96m x 0.81m)**

Fitted with a two piece suite comprising a low level WC and wash hand basin. Tiled splashback and an obscure leaded window to the side elevation.

### **Outside**

The property has established gardens that wrap around the property with beautiful and ornate wrought iron railings along the boundary line. There is a small garden of land to the front of the property behind the railings with an area of concealed bin storage set behind an established hedge. The property benefits from a lawned area immediately to the side of the property and to the front are feature granite blocks from the local quarry on the boundary. There is a large garden located to the rear of the property enclosed by established laurel hedging and fencing and being currently laid to lawn and also provides space for off street parking accessed over a driveway. There are double gates providing both vehicle and pedestrian access to the garden. There is a small yard providing partial shelter for storage.

### **Fixtures & Fittings**

All carpets, curtains, blinds and light fittings are included in the sale.

### **Location:**

Loughborough is a vibrant University town offering an excellent range of facilities and amenities, with schooling of all grades including the renowned Loughborough Endowed Schools and Our Lady's Convent School. With a wide range of shopping facilities, a cinema and out of town retailing, Loughborough is strategically well placed on the Intercity line to London, the M1 provides fast access to North and South, and the surrounding cities of Leicester, Derby and Nottingham are all within easy commuting distance.

### **Directions:**

On leaving Loughborough on the Leicester Road the property can eventually be found situated on the right hand side. Continue through the cast iron gates leading to the old cemetery and the property can then be found immediately on the left hand side.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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