



## 47, BROOKFIELD AVENUE, LOUGHBOROUGH, LE11 3LN

\*\*\*A MODERN FOUR/FIVE BEDROOM DETACHED FAMILY HOUSE ON THE 'FOREST' SIDE OF LOUGHBOROUGH\*\*\* An excellent opportunity to purchase a most appealing modern FOUR/FIVE BEDROOM detached family house of brick and tiled construction with provides deceptively spacious accommodation on two storeys requiring some further cosmetic modernisation and improvement and occupies a secluded cul de sac position within close proximity to all town centre amenities and Loughborough University. NO UPWARD CHAIN INVOLVED.

The property includes gas fired central heating and double glazing and in brief the accommodation may be described as: Entrance porch, Entrance hall, Cloakroom with W.C, Dining room 15'6 x 10'3 overall, Lounge 17'9 x 11'9, Breakfast Kitchen and additional Study/Garden room off. Landing, four Bedrooms, additional fifth Bedroom/Study and Bathroom having white suite. Driveway, attached carport, covered area, utility and enclosed rear garden.

**PRICE £299,950**

**Call 01509 235534 for further information**

**ANDREW GRANGER & CO**

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## LOCATION

The property occupies an attractive and secluded cul de sac position within this highly regarded and sought after residential area on the 'Forest' side of Loughborough having easy access to Loughborough University, Mountfields Lodge Primary School and all town centre amenities.

In addition there is further access to the M1 Motorway at junction 21, the A6 bypass to Leicester and further road links to Loughborough train station.

## 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 take the second left hand turning into Outwoods Drive. Turn right into Brookfield Avenue where the property will eventually will be identified bearing our For Sale board.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

#### ENTRANCE HALL

With radiator.

#### CLOAKROOM

Two piece suite comprising low level W.C. and pedestal wash hand basin having tiled splash back, floor covering.

#### DINING ROOM 15'6" x 10'3" overall (4.73m x 3.13m overall)

Pair of upvc double glazed French doors to the side elevation, staircase to the first floor with store cupboard under, double radiator and pair of glazed panel doors to the:

#### LOUNGE 17'9" x 11'9" (5.42m x 3.6m)

Upvc double glazed picture window to the front elevation, coved ceiling, double radiator.

#### BREAKFAST KITCHEN 18'3" x 8'6" (5.58m x 2.6m)

Stainless steel one and a half bowl single drainer sink unit with mixer tap, wood effect wall and floor cupboards with roll top work surfaces and tiled splash backs, integrated oven and four ring gas hob unit, integrated fridge, upvc double glazed window to the rear elevation, floor covering, double radiator.

#### STUDY/GARDEN ROOM 7'6" x 6'9" (2.3m x 2.08m)

Patio doors to the rear garden, double radiator.

### FIRST FLOOR

#### LANDING

Built in store/linen cupboard, radiator.

#### BEDROOM ONE 11'9" x 11'0" (3.6m x 3.36m)

Upvc double glazed window to the front elevation, radiator.

#### BEDROOM TWO 11'9" x 8'9" overall (3.6m x 2.68m overall)

An 'L' shaped room having upvc double glazed window to the rear elevation, radiator.

#### BEDROOM THREE 8'9" x 8'9" (2.68m x 2.68m)

Built in double wardrobe with hanging space, upvc double glazed window to the side elevation, radiator.



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**BEDROOM FOUR 8'9" x 6'6" (2.68m x 2.0m)**

Built in store/wardrobe, access trap to the roof space, upvc double glazed window to the side elevation, radiator.

**BEDROOM FIVE/OFFICE 7'9" x 5'6" (2.38m x 1.7m)**

Upvc double glazed window to the rear elevation, radiator.

**BATHROOM**

Three piece suite in white comprising panelled bath with Mira shower unit and splash guard, pedestal wash hand basin and low level W.C, tiled walls, airing cupboard housing the hot water cylinder, upvc double glazed window to the front elevation, floor covering, radiator.

**OUTSIDE**

Neatly arranged open plan front garden with lawn and an adjacent driveway provides car parking and leads to an attached carport.

Additional covered area 12'9" x 9'6" with glazed panel door to the rear garden and Utility 6'0" x 5'9" having sink unit, plumbing for an automatic washing machine and Glow worm gas fired boiler.

Fully enclosed and private rear garden having lawn with further decked area and surrounding borders behind close boarded fencing.

**E P C**

Rating: 'C'

**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**

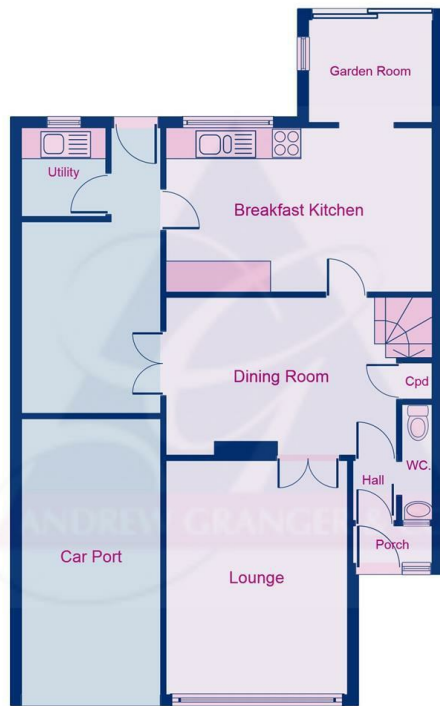
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance valuations. For further information contact our Survey Department on 01162 429933.



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**Ground Floor**

Floor Area (Gross Internal) 57.2 sq.m. (616 sq.ft.) approx  
Created using Vision Publisher™



**First Floor**

Floor Area (Gross Internal) 50.8 sq.m. (547 sq.ft.) approx  
Created using Vision Publisher™

**LOCATION**



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**Call 01509 235 534**

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