



Loughborough Road, Hoton - LE12 5SF

In Excess of **£500,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS





Loughborough Road

Hoton, Loughborough

Council Tax band: E

Tenure: Freehold

- A DELIGHTFUL AND ATTRACTIVE GRADE II LISTED COTTAGE
- IMMENSE CHARACTER THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION A SHORT DISTANCE FROM LOUGHBOROUGH
- RECEPTION HALL, LIVING ROOM, SITTING ROOM, DINING ROOM
- DINING KITCHEN, REAR HALL, SHOWER ROOM, CELLAR
- 3 BEDROOMS AND BATHROOM TO FIRST FLOOR
- LARGE FRONT GARDEN, STYLISH WALLED REAR GARDEN
- OFF ROAD PARKING AND SINGLE GARAGE, FURTHER PARKING WHICH IS JOINTLY RENTED







A most attractive and very stylish Grade II Listed semi-detached brick and slate cottage situated in this sought after Charnwood village with convenient access to Loughborough and the railway station being just a few minutes drive away. Gas central heating and many character features throughout.

The accommodation includes side reception hallway, living room, sitting room, good size dining room, rear hallway, fitted dining kitchen, shower room and a cellar. First floor landing, 3 double bedrooms and bathroom. Outside offers a large front garden and a stylish walled courtyard style rear garden. Off road parking to the rear and a single garage. The property also has further off road parking which is jointly rented with a neighbour.

We highly recommend an early viewing to appreciate the space and quality of the accommodation.

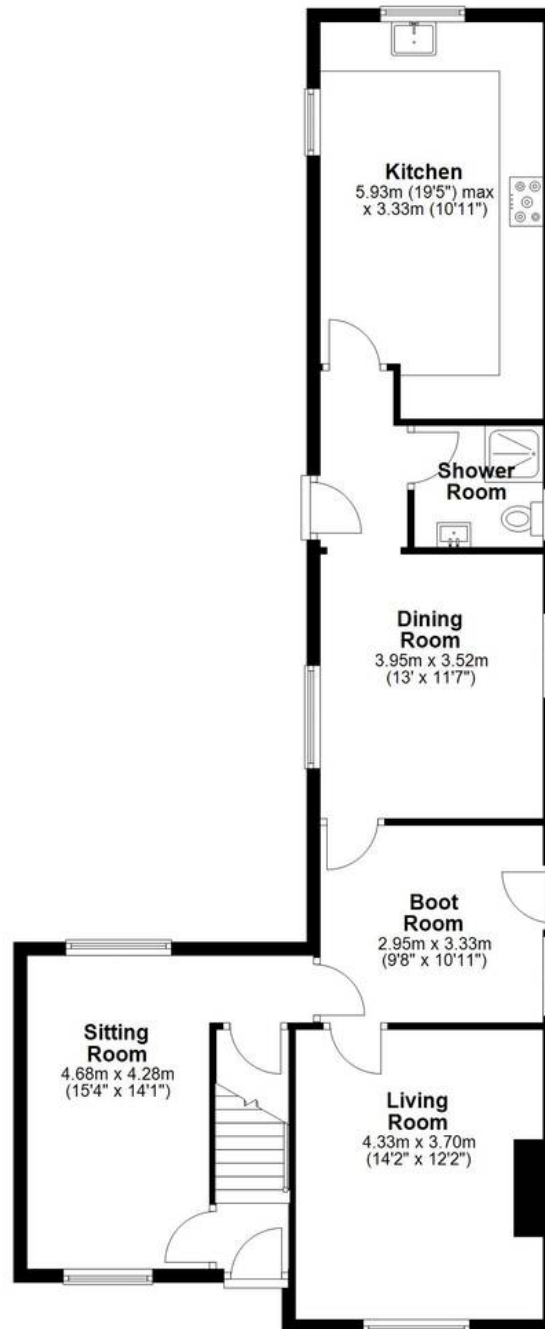






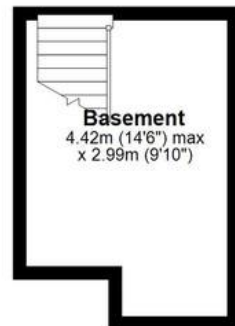
Ground Floor

Approx. 86.5 sq. metres (930.6 sq. feet)



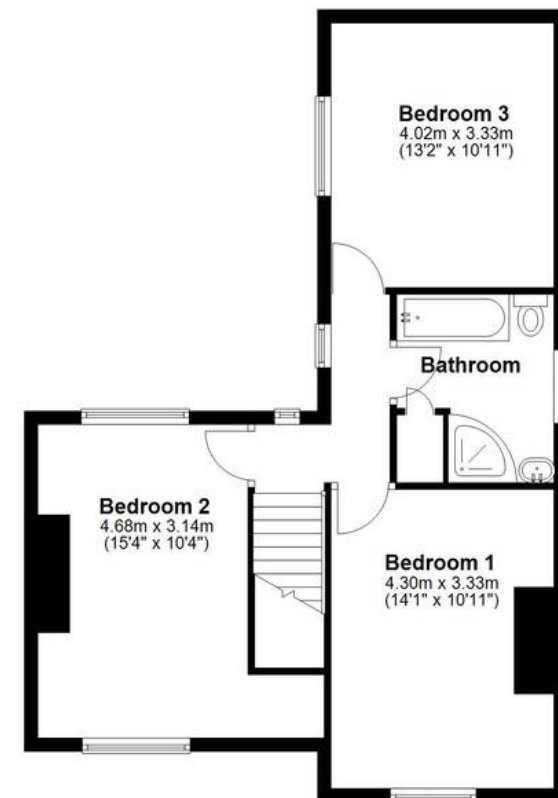
Basement

Approx. 12.2 sq. metres (131.0 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.6 sq. feet)



Total area: approx. 156.7 sq. metres (1686.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.





FRONT GARDEN

A good size front garden being mainly lawned with mature hedge and walled boundary.

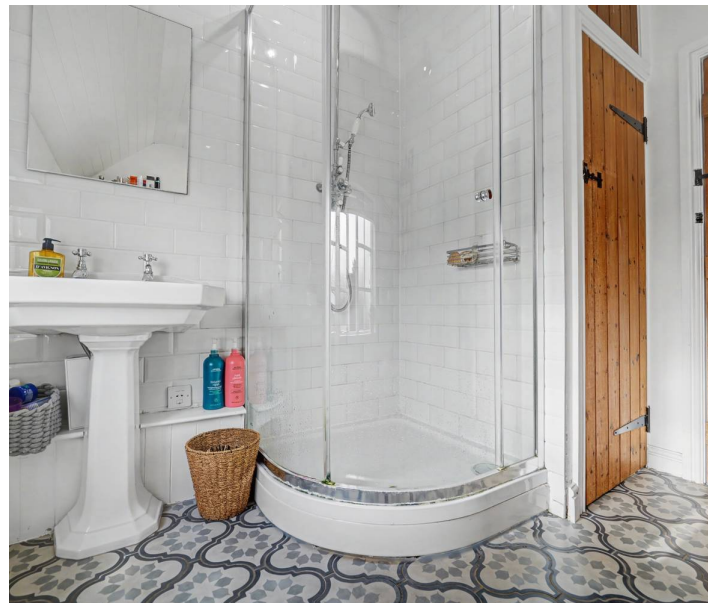
REAR GARDEN

A delightful walled rear garden which predominantly paved with flower and shrub beds and a gated rear access to the parking area and door to garage.

GARAGE

Single Garage

The property has a right of access over the driveway to the right leading to its own off road parking and single brick built garage. The property is liable for a quarter share of any costs of maintenance of the shared access driveway. A public footpath runs along the shared access driveway. The property also has the benefit currently of extra parking, which is rented along with the neighbour.





Andrew Granger & Co (Part of Sheldon Bosley Knight)

Sheldon Bosley Knight, 7-8 Bedford Square, Loughborough - LE11 2TP

01509235534 • loughboroughsales@sheldonbosleyknight.co.uk • www.sheldonbosleyknight.co.uk/

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.