



**NICK HUMPHREYS**  
SALES · LETTINGS · STUDENT

SINCE 1986

**Granby Street, Loughborough, LE11 3DU**  
**£425,000**

To the first floor there is a spacious landing which leads to three well proportioned double bedrooms, a dressing room or home office, and a family bathroom. The second floor provides an impressive fifth bedroom suite complete with its own en suite bathroom, creating an ideal guest suite or private living space.

Externally the property benefits from a front garden and driveway providing off road parking, while to the rear there is a good sized enclosed walled garden offering a private outdoor space suitable for relaxing or entertaining.

Overall this is a substantial and highly versatile property occupying a superb location close to the park, town centre and university, offering generous accommodation, character features and excellent potential for a range of future uses.

### Tenure

Freehold Leasehold

### Council Tax Band

Charnwood Borough Council

Council Tax Band : D

### Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Call us today to book your appointment.

### Services

Mains water, gas and electricity are available to the property but none of these, nor any of the appliances attached thereto, have been tested by us, who gives no warranties as to their condition or working order. Telephone subject to suppliers regulations.

### Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or Saturdays 9am - 4pm.

### General Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

### Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

### Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

### Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence. This evidence will be required prior to solicitors being instructed.

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### Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Saturday 10am - 3:30pm.

