



HOPKINS & DAINTY

ESTATE AGENTS



Nanpantan Road, Loughborough, LE11 3YD

£435,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this beautifully presented and individual detached bungalow. Set in this popular location, on the South West edge of Loughborough. Near to open countryside and with good road connections to the M1 at Junction 23. The property has been considerably upgraded by the current owners with works including a new roof, double glazing, new fascia, soffit boards and gutters and garden fencing. Internally the property benefits from having a new bathroom, carpets and fresh decor, offering upgraded accommodation that is sure to appeal.

Standing on a large plot and set behind an attractive wooden gate, there is ample off road parking, a front lawn garden, side car port, a brick garage and two brick storage sheds, along with a delightful rear lawn and patio garden.

The accommodation comprises: Welcoming entrance hallway, a spacious lounge/diner with a feature log burner. A good size kitchen, two double bedrooms and the stylish bathroom with a three piece suite. The property also has gas central heating and double glazing.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

Entrance Hallway



Accessed via a double glazed entrance door with a side panel, radiator, coving to the ceiling and access to the loft space. Doors leading off.

Lounge/Diner 18'1" x 12'0" (5.53 x 3.67)



Generous living room with a feature fireplace and log burning stove with a wooden mantle over. Radiator, coving to the ceiling, a large double glazed front window with a fitted shutter blind. Double glazed French doors and side panels with shutter blinds, opening onto the rear garden.

Kitchen 13'9" x 7'10">6'11" (4.21 x 2.40>2.11)



Fitted range of base and wall units with worktops and an inset sink and drainer with a mixer tap. There is space for a cooker and plumbing for a washing machine along with a range of built in floor to ceiling storage cupboards, one of which houses the wall mounted gas boiler. Tiled flooring, a radiator, coving to the ceiling and a double glazed door and window open to the rear patio and garden.

Bedroom 1 13'0" x 12'0" (3.97 x 3.67)



Spacious master bedroom with a radiator and large double glazed front window with fitted shutter blinds.

Bedroom 2 12'0" x 9'10" (3.67 x 3.01)



Rear double bedroom with a double glazed window overlooking the garden. Radiator, dado rail and coving to the ceiling.

Bathroom 8'4" x 6'3" (2.56 x 1.92)



Stylish three piece suite comprising P-shaped bath with a shower over and screen; vanity wash hand basin with cupboards and a WC. Tiled walls, a heated towel rail, ceiling spotlights, an extractor vent and a double glazed side window.

Gated Driveway



The property is set back from the road behind a stone wall with a long driveway and attractive five bar wooden gate. The gravel driveway provides ample parking and turning space, along with gated side access to the carport and rear garden.

Front Garden

The driveway is flanked with two attractive lawns with hedging to the boundary, mature conifers and trees.

Car Port

At the side of the property there is a gated car port, providing undercover storage space and access to the rear garden.

Rear Garden



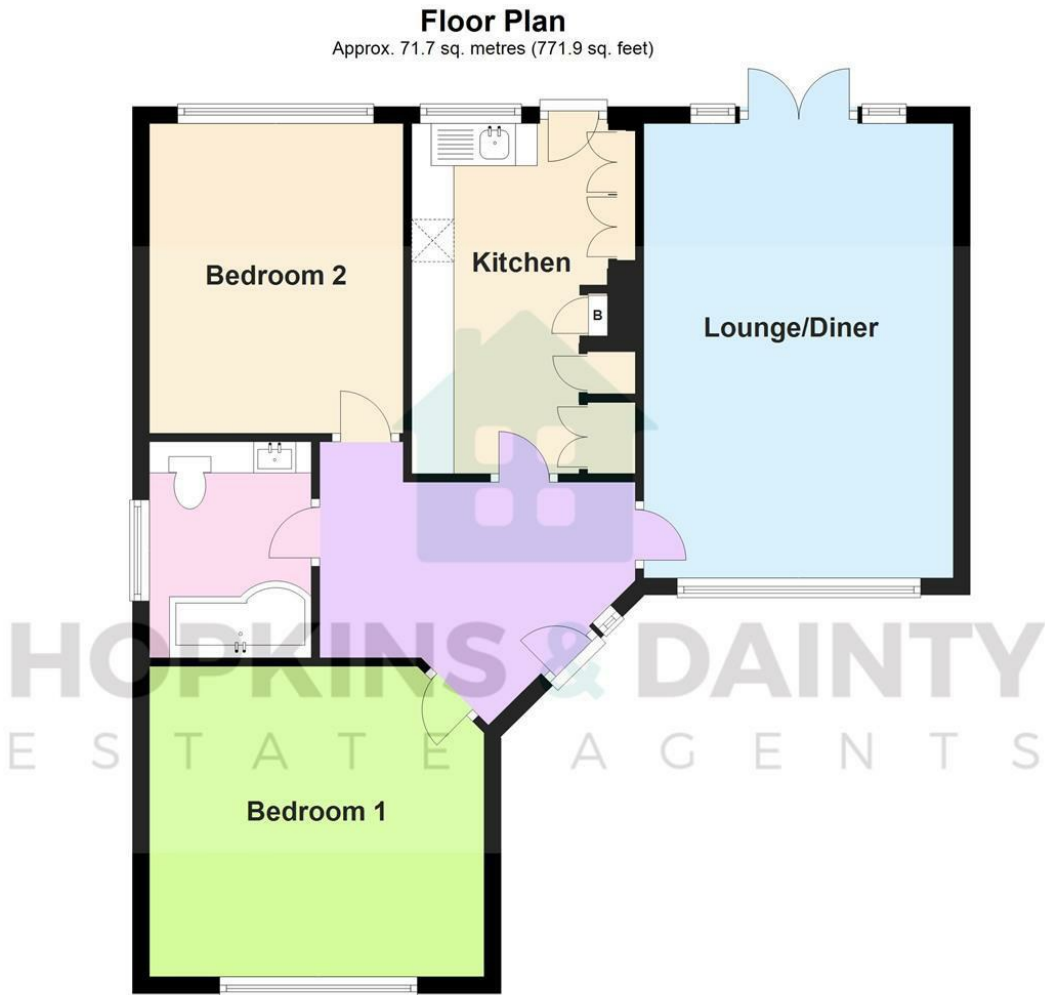
A delightful enclosed rear garden with an elevated patio seating area and lawn. Range of mature shrubs and trees with a fence and hedge boundary. Access to the garage, along with two further brick storage sheds

Garage 18'2" x 9'8" max (5.55 x 2.95 max)

Brick garage with an up and over door, electric light and power connected and roof storage space. A side access door opens onto the garden.

Important Information

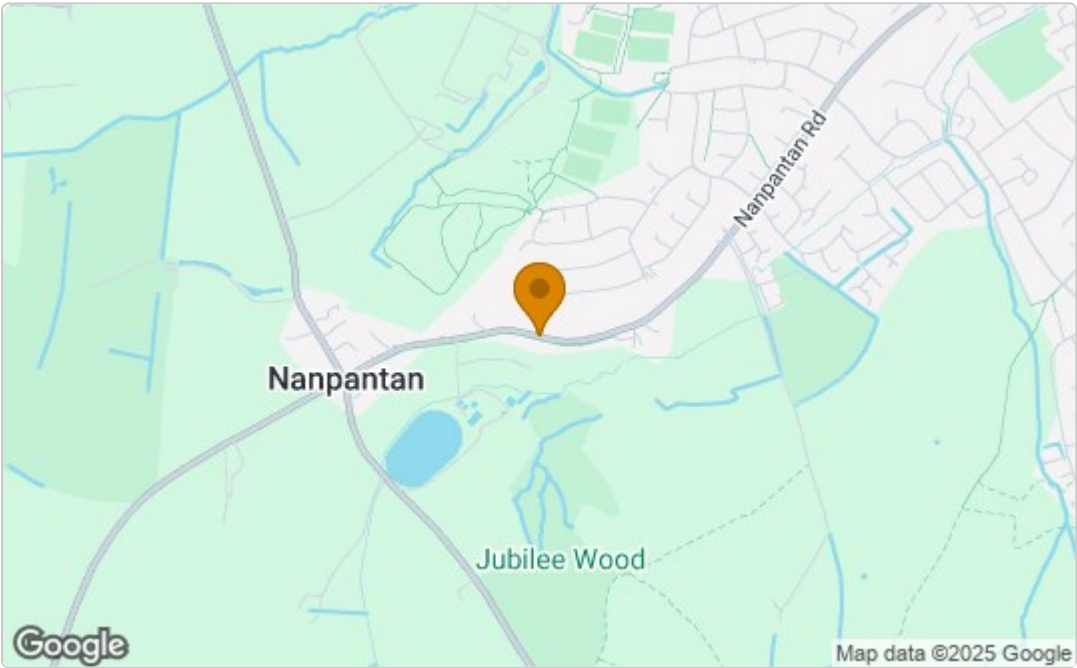
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.



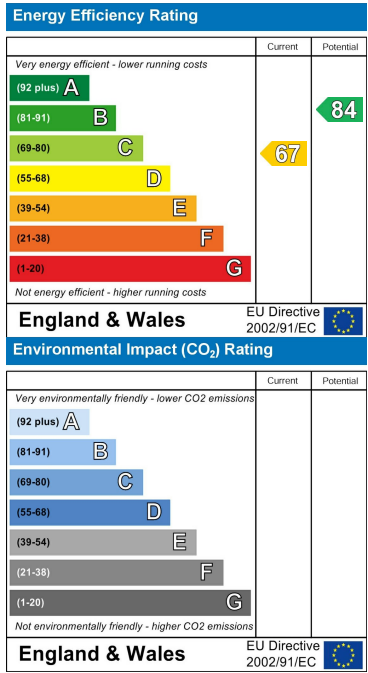
Total area: approx. 71.7 sq. metres (771.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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