

Alexanders



Parklands Drive

Loughborough



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- Traditional bay fronted family home
- Spacious bright living room
- Open plan kitchen/dining room
- Three well sized bedrooms, family bathroom
- Block paved driveway
- Large rear lawned gardens
- Popular location convenient for local schools
- EPC Rating D / Council Tax Band C / Freehold

General Description

An attractive traditional bay fronted family home which has been lovingly maintained with an impressive rear garden in this desirable part of Loughborough known for its friendly community atmosphere and excellent schools, making it an ideal choice for families.

Accommodation

Through the entrance hall you will find well presented accommodation to comprise, living room, open plan kitchen/dining room, cloakroom, three bedrooms and a family bathroom.

Outside

This property offers extensive block parking to the front, gated access to the rear gardens, large long lawned area with raised beds towards the bottom.

Location

Loughborough is a vibrant University town offering an excellent range of facilities including shopping, cinema and a leisure centre. Close by there is schooling of all grades including the popular Mountfields Lodge Primary School and Woodbrook Vale Secondary School, both of which have good Ofsted ratings. The nearby M1 allows for easy access to Leicester, Derby, Nottingham and East Midlands Airport. Loughborough train station provides a regular mainline service to London St Pancras.





Agents note

An ideal family home in a popular area with large plot and future potential to extend subject to local planning permission.

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.

Tenure

Freehold.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band C.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands. Please visit alexanders-estates.com.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

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 recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



ROSS HILL LANE

PARKLANDS DRIVE

111

109

107

105

97

91

83

PARKLANDS DRIVE

74

72

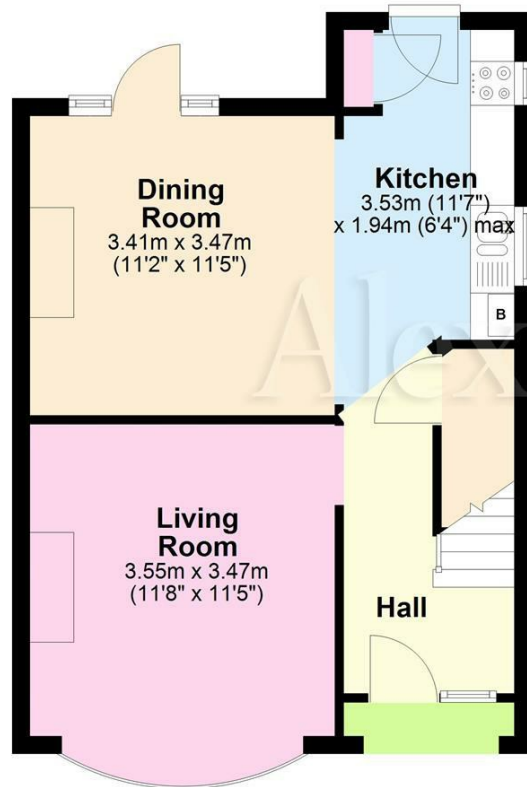
64

58

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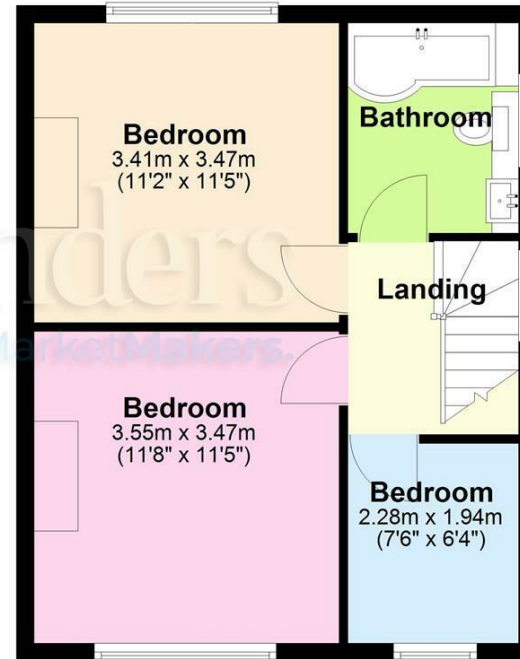
Ground Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 79.7 sq. metres (858.2 sq. feet)



Viewing by appointment only

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21 Market Place
Melton Mowbray
LE13 1XD

Telephone Sales: 01664 896332
Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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