



Kings Avenue, Loughborough, LE11 5HU



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

****COMING SOON****

AN ATTRACTIVE DETACHED DORMER BUNGALOW SITUATED WITHIN THIS RESIDENTIAL AREA TO THE NORTH OF THE TOWN CONVENIENT FOR LOCAL AMENITIES AND FACILITIES. GAS CENTRAL HEATING AND UPVC D/G, LOUNGE, DINING KITCHEN, CONSERVATORY, 2 GROUND FLOOR BEDROOMS AND BATHROOM, 2 FIRST FLOOR BEDROOMS AND SHOWER ROOM. CORNER PLOT WITH GOOD DRIVEWAY AND SINGLE GARAGE. ****NO CHAIN****

This nicely presented detached dormer bungalow is situated on a corner plot within this established residential area to the north of the town. The property offers a good size driveway with parking for approx. 3 cars and also has a single garage.

The accommodation includes entrance porch, good size hallway, lounge, dining kitchen, conservatory, 2 ground floor bedrooms and shower room and to the first floor are 2 further bedrooms and shower room.

Key Features

- WELL PRESENTED DETACHED DORMER BUNGALOW
- ESTABLISHED RESIDENTIAL AREA
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS AND DOORS
- ENTRANCE PORCH, CENTRAL RECEPTION HALL
- LOUNGE, DINING KITCHEN, CONSERVATORY, 2 GROUND FLOOR BEDROOMS AND SHOWER ROOM
- FIRST FLOOR 2 BEDROOMS AND SHOWER ROOM
- CORNER PLOT WITH PARKING FOR 3 CARS, SINGLE GARAGE
- REAR GARDEN
- **NO CHAIN**

Guide Price
£325,000



Approximate Gross Internal Area
137.5 sq. m. (1481 sq. ft.)



Ground Floor
Floor Area 91.8 sq.m. (989 sq.ft.) approx

First Floor
Floor Area 45.7 sq.m. (492 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
Charnwood Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

To view this property please contact our Loughborough office on 01509 235534

