



Park Road, Loughborough, LE11 2HE

**ANDREW
GRANGER & CO**

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Property Description

A traditional bay fronted detached house standing on a good size mature plot within easy reach of the town centre, schools, shopping and other amenities. Gas central heating, UPVC double glazing, entrance hall, open plan lounge/dining room, double glazed conservatory, fitted kitchen and ground floor shower room. To the first floor are 3 bedrooms and family bathroom. To the front of the property is a good sized driveway and garden area allowing parking for several vehicles, whilst to the rear is a private mature garden





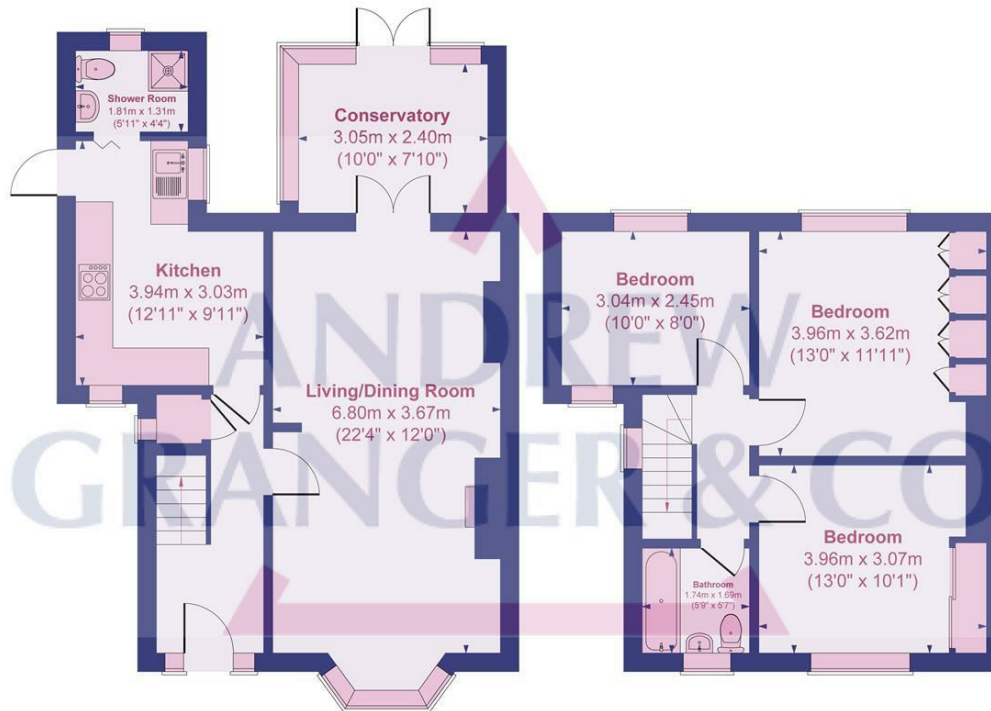
Key Features

- TRADITIONAL BAY FRONTED DETACHED HOUSE
- CONVENIENT FOR ACCESS TO THE TOWN CENTRE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- ENTRANCE HALL, OPEN PLAN LOUNGE/DINING ROOM
- DOUBLE GLAZED CONSERVATORY, FITTED KITCHEN, SHOWER ROOM
- 3 BEDROOMS AND FAMILY BATHROOM
- FRONT GARDEN AND DRIVEWAY, PRIVATE MATURE REAR GARDEN.

**Guide Price
£275,000**



Approximate Gross Internal Area
96.2 sq. m. (1035 sq. ft.)



Ground Floor

Floor area 55.3 sq.m. (595 sq.ft.) approx

First Floor

Floor area 40.9 sq.m. (440 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 - C

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 (Sales) office on 01509 235534

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