



Pantain Road, Loughborough, LE11 3LZ

**ANDREW
GRANGER & CO**

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

Property Description

A 1960's built detached 3 bedroom bungalow situated in a sought after elevated position backing onto playing fields with views over the town in this highly sought after residential area. The accommodation has gas fired central heating and UPVC double glazed windows and doors and includes newly installed entrance porch, hall, cloakroom/w.c., lounge, kitchen, rear porch, 3 bedrooms and bathroom. Front garden with driveway leading to a single integral garage, good sized mature rear garden.

No chain





Key Features

- GOOD SIZED DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- BACKING ONTO PLAYING FIELDS WITH VIEWS OVER THE TOWN
- GAS CENTRAL HEATING, UPVC D/G WINDOWS AND DOORS
- PORCH, HALL, CLOAKROOM/W.C.
- LOUNGE, FITTED KITCHEN, REAR PORCH
- 3 BEDROOMS, BATHROOM
- FRONT GARDEN, DRIVEWAY AND SINGLE INTEGRAL GARAGE
- MATURE REAR GARDEN
- NO CHAIN

Guide Price
£390,000

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- back.splice.door

ACCOMMODATION IN DETAIL

ENTRANCE PORCH

Recently replaced with new UPVC double glazed window and door.

HALL

with radiator and oak flooring.

CLOAKROOM/W.C.

With suite comprising w.c. and wash basin.

LOUNGE

With bay window to front and window to side, tiled open fireplace, 2 radiators.

FITTED KITCHEN

With window to side, base and wall units, work surfaces, stainless steel sink top, gas hob, electric oven, cooker hood, plumbing and space for washing machine and dish washer, pantry cupboard.

REAR PORCH

With door to side path, store room.

BEDROOM 1

With windows to side and rear and radiator.

BEDROOM 2

With patio doors to rear giving views over the garden and playing fields beyond, radiator.

BEDROOM 3

With window to side and radiator.

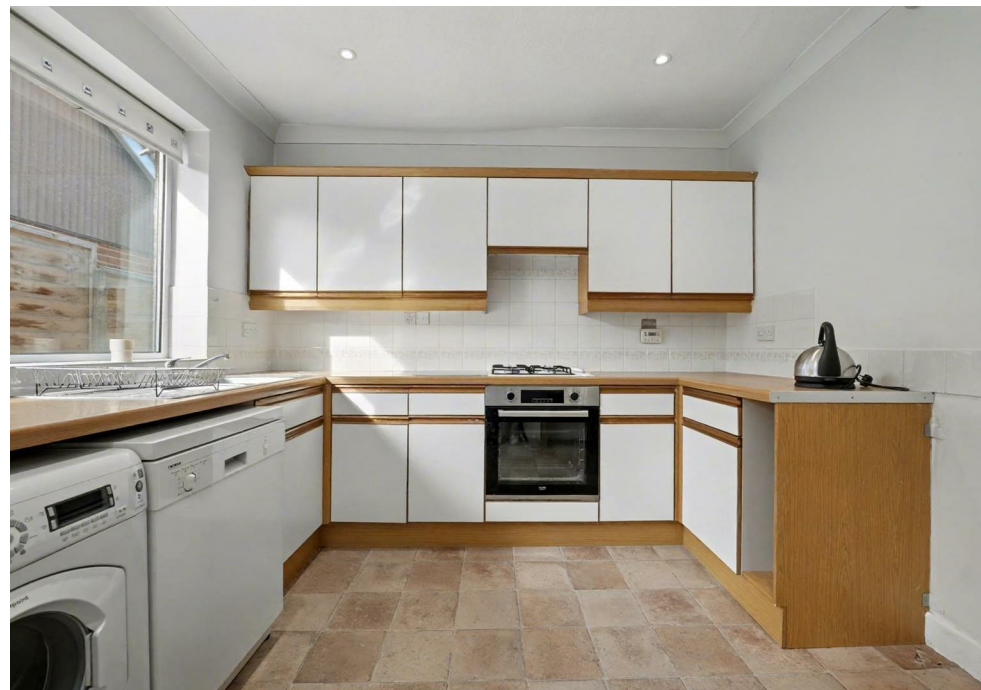
BATHROOM

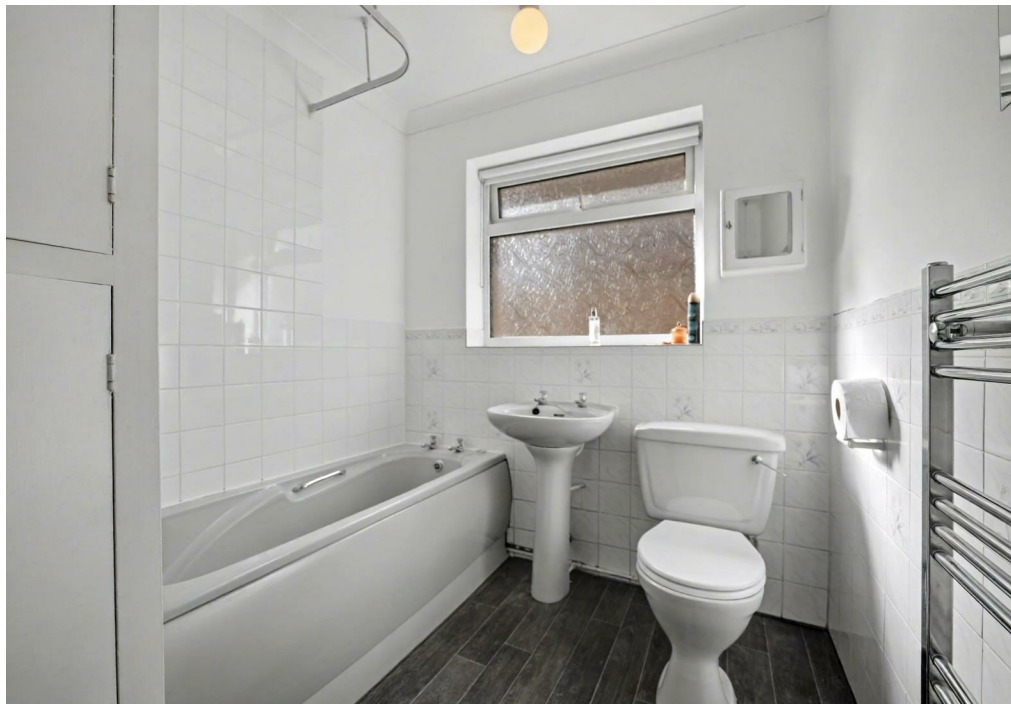
With window to side, suite comprising w.c., wash basin and bath with electric shower over, tiled splashbacks, airing cupboard housing the hot water cylinder.

OUTSIDE

FRONT GARDEN

With lawn and crazy paved area, shrub and flower borders, mature hedge to the front, gate and foot path to the front door, driveway giving access to the garage.





GARAGE

A single integral garage with twin doors to front, door and window to side, wall mounted central heating boiler.

MATURE REAR GARDEN

With extensive raised patio area, steps down to a lawn with hedge and fenced boundaries, backing onto local playing fields having a lovely open aspect with views over the town beyond.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan

Approximate Gross Internal Area
90.4 sq. m. (973 sq. ft.)
Garage At 12.6 sq. m. (136 sq. ft.)
Total 103.0 sq. m. (1109 sq. ft.)



Ground Floor
Floor area 90.4 sq.m. (973 sq.ft.) approx
Garage 12.6 sq.m. (136 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 - E

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 arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

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