

Holden's

A Modern Estate Agent



12 Ringwood Road, Loughborough, LE12 9SB

£295,000

This traditionally styled bungalow offers well-planned accommodation briefly comprising an entrance hallway, a spacious living room, conservatory, a breakfast kitchen, three generously sized bedrooms, and a shower room. The property benefits from uPVC double glazing and a gas-fired combination boiler. Externally, there are mature rear gardens, a driveway providing off-road parking, and a detached brick-built garage with inspection pit. NO UPWARD CHAIN.

Summary

There is a porch with an entrance door leading into the main hall, which provides access to the lounge, breakfast kitchen, three well-proportioned bedrooms, and the bathroom. The spacious living room features a decorative fireplace with an inset fire and a door opening onto the conservatory which offers views and access onto the rear garden.

The breakfast kitchen is fitted with a single drainer sink unit with cupboards beneath, a range of wall and base units with roll-edge work surfaces, a slide and open integrated oven and hob, integrated washing machine and integrated fridge. There are uPVC double glazed windows to the side and rear elevations, along with a door providing access to the side of the property.

Bedroom One includes a uPVC double glazed window to the front elevation, a radiator, and fitted wardrobes/cupboards. Bedroom Two also has a uPVC double glazed window to the front, fitted storage and a radiator, while Bedroom Three (3.33m x 2.44m / 10'11" x 8') features a uPVC double glazed window to the side elevation and a radiator. The bathroom is fitted with a walk-in shower, low flush w/c and wash hand basin, with an airing cupboard housing the combination gas-fed boiler, a radiator, and an opaque uPVC double glazed window to the side elevation.

Outside, the property is set behind a boundary wall with a driveway providing off-road parking. The driveway continues to the side of the property, leading to a detached brick-built garage with an up-and-over door, electric light and power, inspection pit and a personnel access door to the side. The rear garden is beautifully maintained and well stocked, featuring a patio area, steps leading down to a pathway between two lawned areas, and an additional patio at the rear of the plot surrounded by a variety of mature plants and shrubs.

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

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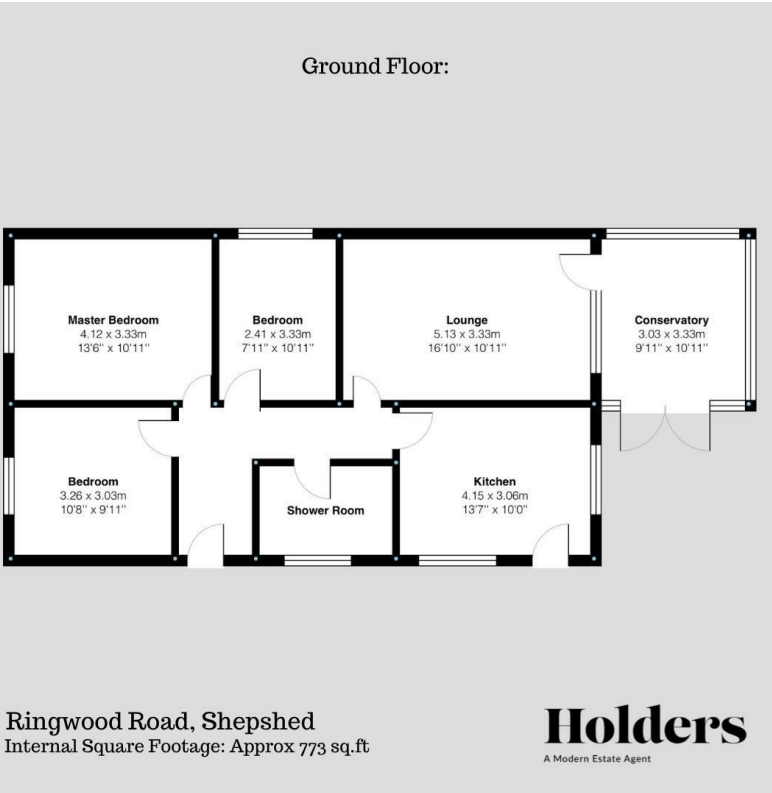
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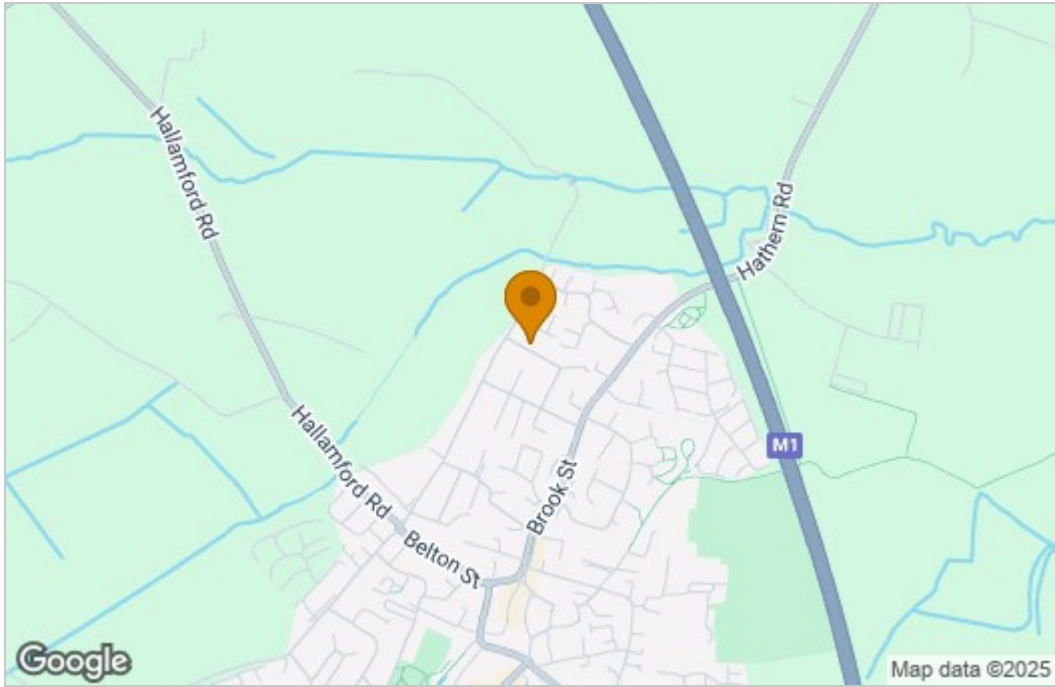
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

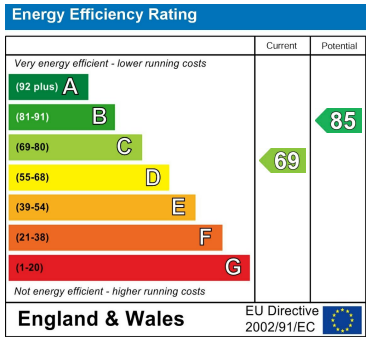
Floor Plan



Area Map



Energy Efficiency Graph



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