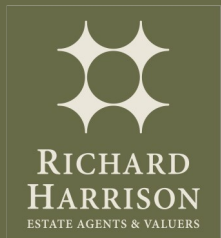




Wollaton Avenue | | Loughborough | LE11 4TA

Guide price £250,000



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Offering outstanding value for money, this substantial detached bungalow is an ideal renovation project set in the popular Thorpe Acre area within walking distance to local amenities, including supermarket and shops at Gorse Covert shopping area. A regular bus route runs nearby and this property is situated in a well respected and much sought after residential location. The property benefits from GCH and upvc double glazing along with solar panels providing an income each year. The deceptively spacious accommodation comprises three bedrooms, dining room, lounge, large conservatory and kitchen along with refitted shower room and WC. There is a garage, driveway and enclosed manageable rear garden. No upward chain.

- Outstanding Value for Money
- Sought After Area
- Three Bedrooms
- Large Conservatory
- No Upward Chain
- Ideal Renovation Project
- Close to Amenities
- Lounge and Dining Room
- Garage and Driveway
- Early Inspection Advised

#### Entrance Porch

With Upvc door and window to the front and an internal glazed door to the dining room.

#### Dining Room

A substantial walk through dining room giving access to the inner hallway, kitchen and lounge along with access to bedroom 3 which could alternatively be used as a home study.

#### Lounge

A substantial living room with wall mounted gas fire, window to the rear and door giving access to the conservatory.

#### Conservatory

A substantial upvc double glazed window conservatory with brick base and wood laminate flooring, doors giving access to the garden.



"Offering outstanding value for money"



### Kitchen

Featuring an ample range of wall and base mounted utility units finished with laminate rolled edge working top sink unit and drainer, space and plumbing for appliances, built in electric oven, gas hob and extractor. Cupboard housing the wall mounted glow worm gas central heating boiler. Window to the rear and UPVC door to the side giving access to the garden.

### Inner Hallway

Giving access to bedrooms 1 and 2 along with access to WC and shower room. Also a cupboard housing the hot water cylinder.

### Bedroom 1

A spacious double bedroom with window to the side and a large range of mirror fronted sliding door wardrobes.

### Bedroom 2

A spacious double bedroom with window to the front elevation.

### Shower Room

Fitted with a modern shower cubicle, wall mounted electric shower and wash hand basin. Window to the side.

### W/c

Fitted with a low level flush W/c and window to the side

### Bedroom 3

Conveniently situated just off the dining room, this bedroom could also be used as a home study.

### Outside

Set in a lovely position with a large expanse of lawn and planted borders at the front of the property along with driveway giving access to these single garage. A pathway leads to the front door and a gated side access to the rear garden. The rear garden is manageable in size and features a vast array of mature shrubs and plants, lawn, patio and timber shed.

### Agents Note

The property owns the solar panels mounted on the roof which provide free electricity for the occupier whilst the panels are generating, along with a feed in tariff currently generating circa £500 per year.

### The Area

The property is perfectly situated with a number of amenities within short walking distance, including a wider range of facilities and supermarket at nearby Gorse Covert shopping area. There is local regular bus route and picturesque walks to nearby Jubilee Park and along Blackbrook Way. Loughborough town centre offers a wide range of amenities including Loughborough train station with direct link to London St Pancras in 1hr 40mins.

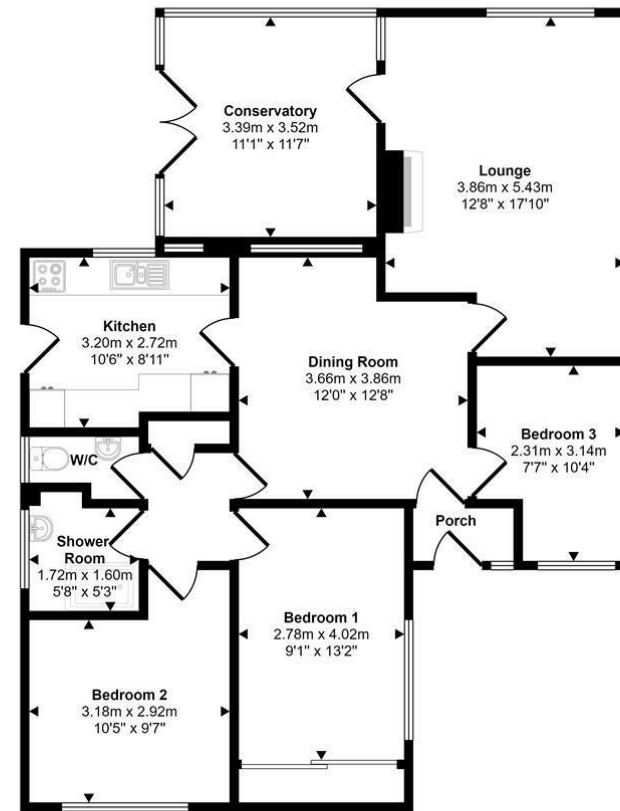
### Extra Information

To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

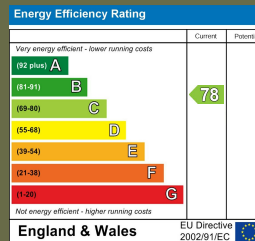


Approx Gross Internal Area  
98 sq m / 1059 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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