



Linford Road | Loughborough | LE11 3PH

Asking price £299,950



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ESTATE AGENTS & VALUERS



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Situated on the Forest Side, this beautifully presented bungalow offers deceptively spacious accommodation which has been extended. Featuring an extended modern re-fitted kitchen and luxury accessibility adapted bathroom, there is the added benefit of an en-suite to the master, a large second bedroom and an extended living room. The property sits in an enviable position in the corner of this quiet and well regarded cul-de-sac with a large, yet low maintenance garden incorporating a detached single garage/workshop and extensive driveway. Properties of this calibre are rare to the market and we recommend early viewing to avoid disappointment.

Forest Side Location	Situated in an Enviably Plot
Tucked Away Cul-de-Sac	Detached Garage and Driveway
Extended Accommodation	Two Double Bedrooms
En-Suite and Luxury Bathroom	Modern Re-Fitted Kitchen
Large Living Room	No Upward Chain

**Entrance Hall**  
With Upvc door, dado rail and access to all rooms.

**Bedroom 1**  
A spacious double bedroom with window to the front and access to -

**En-Suite**  
Fitted with a three piece suite comprising low level flush w/c, wash hand basin, shower cubicle with wall mounted electric shower, tiled floor, window to front and rear, recessed ceiling spotlights and tiled floor.





*"A superbly presented bungalow"*



## Bedroom 2

A particularly large bedroom with two built in double wardrobes, window to the front, wood laminate floor and ample space for bed and bedroom furniture. This could also serve as an alternative master bedroom.

## Bathroom

Fitted with a stunning luxury three piece suite comprising low level flush w/c, wash hand basin and a bath with discreet accessibility panel, tiled walls and floor and airing cupboard with radiator.

## Living Room

An extended room with laminate flooring, feature electric fireplace and ample space for living and dining room furniture. There is a window and French doors to the rear out into the garden.

## Breakfast Kitchen

A wonderful extended kitchen with a vast array of modern re-fitted units finished in contemporary colouring with rolled edge worktops, modern wall mounted Gas Central Heating combi boiler, built in electric double oven and gas hob with extractor hood, breakfast bar, integrated fridge/freezer and windows to two sides. There is also a pantry and door to the side leading to the garden.

## Outside

Sitting in an enviable corner plot, the property has a long tandem driveway leading to the detached brick built garage/workshop. The rear garden is larger than average yet low maintenance with paved and pebbled areas. There is an outside tap, shed and the garage contains a workbench and storage units.

## The Area

The Forest Side of Loughborough is particularly well regarded and sought after, mainly for its proximity to amenities such as a local corner shop/mini store, regular bus routes into town and the many nearby picturesque edge of countryside dog walks. The property sits in a lovely cul-de-sac section of Linford Road surrounded by similar bungalows in a peaceful yet well located position.

## Extra Information

To check the Internet and Mobile coverage you can use the following link: <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>



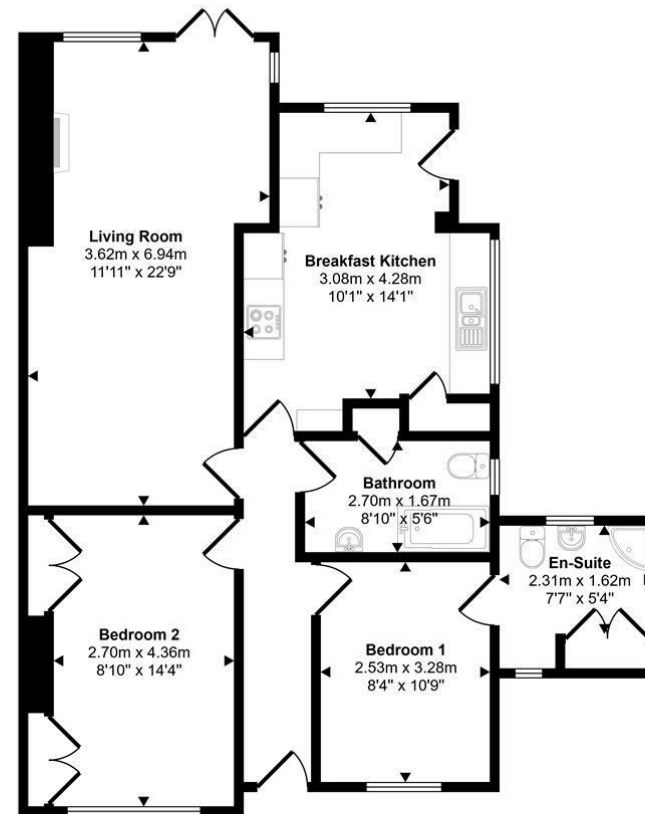
*"Sought after  
Forest Side  
location"*





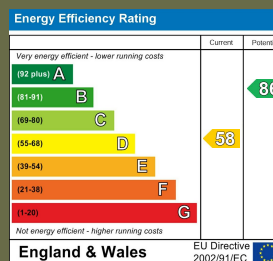


Approx Gross Internal Area  
77 sq m / 832 sq ft



Ground Floor

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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