



**Pantain Road, Loughborough**

## welcome to

### **Pantain Road, Loughborough**

A fantastic detached bungalow occupying an elevated position on the Forest side of Loughborough, offered for sale with no onward chain and providing flexibly arranged accommodation and views over the Outwoods to the side. with two/three bedrooms, a tandem garage and delightful gardens.

#### **Entrance Hall**

The property is entered via a upvc double glazed front door into the entrance hallway, with a radiator, coving, door to the lounge and cloaks storage.

#### **Lounge**

19' 11" x 12' 6" max ( 6.07m x 3.81m max )  
The living room has a dual aspect with sealed unit double glazed windows overlooking the front and side elevations, there is a gas wall fire with decorative stone surround and mantelpiece over, two radiators and a Mission hot air blower.

#### **Dining Room**

11' 8" x 7' 9" ( 3.56m x 2.36m )  
The dining room has an archway opening from the kitchen, has a upvc double glazed window to the front, a decorative inset plaster display, two radiators and a step up to the study/bedroom three.

#### **Study**

7' 11" x 5' 11" ( 2.41m x 1.80m )  
This is a versatile room which is currently used as a study and could be easily be used as a third bedroom / craft room, has a upvc double glazed window overlooking the front and a radiator.

#### **Breakfast Kitchen**

13' 3" maximum x 9' 7" maximum ( 4.04m maximum x 2.92m maximum )  
The breakfast kitchen is fitted with a range of base and wall units with work surfaces over, breakfast bar seating space, single sink with drainer and tiled splashbacks, an electric hob with oven and extractor hood over, a built in pantry store, a back door to the utility lobby.

#### **Utility Lobby**

There is a utility lobby which has a stainless steel sink, plumbing and space for washing and tumble dryer, a upvc double glazed door to the front and rear, a separate wc off and an opening to the conservatory.

#### **Conservatory**

12' x 6' 10" ( 3.66m x 2.08m )  
The conservatory has full length upvc double glazed windows to the side and rear elevations.

#### **Wc**

There is a separate wc which houses a low level wc.

#### **Bedroom One**

16' 5" x 11' 10" ( 5.00m x 3.61m )  
Bedroom one is a split level room which has a range of free standing in wardrobes with hanging rails and shelving, a radiator, a double glazed window to the rear.





### **Bedroom Two**

12' 9" x 9' 9" ( 3.89m x 2.97m )

Bedroom two has a upvc double glazed window to the rear, radiator, four door built in wardrobes with hanging rails and shelving.

### **Bathroom**

The bathroom is fitted with a bath with a side shower screen, pedestal wash hand basin, low level wc, partially tiled surround, upvc double glazed window to the rear, airing cupboard.

### **Outside**

Outside to the front there is a driveway to the front providing ample off road parking, with steps leading up to the front door, a low maintenance garden with gravel borders and inset shrubs.

To the rear there is a low maintenance rear garden with a slabbed patio, inset gravel borders, well established shrub borders and a superb aspect to the side overlooking the Outwoods.

### **Garage**

27' 5" x 8' 1" ( 8.36m x 2.46m )

The garage is a tandem garage, with an electric roller door to the front, a small workshop to the rear with power and light.



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welcome to

## Pantain Road, Loughborough

- DETACHED BUNGALOW
- FOREST SIDE
- VIEWS OVER THE OUTWOODS
- FLEXIBLY ARRANGED ACCOMMODATION
- TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM

Tenure: Freehold EPC Rating: D

offers over

**£325,000**



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