



Forsyth Close, Loughborough



**£275,000**

- GENEROUS DETACHED BUNGALOW
- THREE BEDROOMS
- FRESHLY REDECORATED THROUGHOUT
- THREE CAR DRIVE & GARAGE
- PLEASANT MATURE GARDEN
- QUIET CUL-DE-SAC LOCATION
- Freehold
- EPC rating COMING SOON



A rare and exciting opportunity to acquire this detached bungalow nestled into a corner cul-de-sac position and for sale with no chain.

The interior has recently been refreshed with new decoration throughout and in our view would ideally suit a downsizing couple seeking a highly convenient location just a short stroll from Morrison's supermarket, doctors surgery, dispensing chemist and a range of other shops etc.

We can imagine the purchaser will wish to update the kitchen and the bathroom, however these are clean and have been well looked after and therefore the property could be moved in to and updated in time.

Enter through the hallway which has a twin airing cupboard with shelving and housing the combination gas central heating boiler. The generous rear facing lounge diner has room for a sofa arrangement and dining table, centred around a living flame effect gas fireplace and with French doors leading out into the garden ideal for summer entertaining. The kitchen also faces the attractive garden to the rear and offers a range of base, drawers and eye level units, plumbing for a washing machine, built in electric double oven, four ring gas hob and extractor and a rear stable style entrance door leading to outside.

Adjacent to the kitchen is bedroom three which also could be utilised as a separate dining room as well as offering further potential to bring the kitchen and this space together to create a dining kitchen if desired.



Leading off the lounge is an inner hallway and this accesses bedrooms one and two with the main bedroom having a range of fitted furniture with full height wardrobes, dressing table and bedside drawers, bedroom two with a range of wardrobes and bedside cupboards. The bathroom is nearby and includes an over bath Mira electric shower and a chrome heated towel radiator.

The property has a three to four car driveway and/or space for a caravan or motorhome, this is surrounded by pleasant hedges and mature borders and shrubs leading to an integral garage with up and over door, light and power. Gated access to the side leads round to an attractive rear lawn garden with further borders, shrubs and flowers, timber built summer house and paved patio.

Good to know: The property has uPVC double glazing throughout, gas central heating powered by a combination gas central heating boiler located in the hallway airing cupboard. Outside security lights and garden tap. For sale with no chain.

To find the property, proceed north on Epinal Way to the east roundabout, continuing ahead on to Maxwell Drive taking the seventh turning on the right hand side into Mortimer Way and next left into Forsyth Close where the property is situated in the bottom left hand corner identified by the agent's 'For Sale' board.

ENTRANCE HALL 2.19m x 1.70m (7'2" x 5'7")

LOUNGE DINER 6.22m x 3.98m (20'5" x 13'1")

KITCHEN 4.25m x 2.53m (13'11" x 8'4")

BEDROOM ONE 5.10m x 3.01m (16'8" x 9'11")

BEDROOM TWO 2.98m x 2.78m (9'10" x 9'1")

BEDROOM THREE/DINING ROOM 3.23m x 2.46m (10'7" x 8'1")

BATHROOM 2.02m x 1.75m (6'7" x 5'8")

SINGLE GARAGE 5.35m x 2.62m (17'7" x 8'7")





## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band D.

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

## Ground Floor

Approx. 88.8 sq. metres (956.1 sq. feet)



Total area: approx. 88.8 sq. metres (956.1 sq. feet)



Newton Fallowell Loughborough

01509 611119

[loughborough@newtonfallowell.co.uk](mailto:loughborough@newtonfallowell.co.uk)