



Park Road, Loughborough



£270,000

- THREE BEDROOM BUNGALOW
- EXTENDED ACCOMMODATION
- TWO DOUBLE BEDROOMS
- GOOD SIZE GARDEN
- RECENTLY INSTALLED BOILER
- MODERN SHOWER ROOM
- FREEHOLD
- EPC rating D



Originally two bedrooms, this extended three bedroomed detached bungalow occupies a generous plot and now has two double bedrooms along with a good sized third, a broad lounge with bay window along side a modern shower room. The Forestside location is close to sub-centre amenities including Tesco supermarket and Woodbrook Vale secondary school.

Initially there is a front entrance porch with uPVC double glazed door. The inner hallway can be used as a dining space with the lounge having light coloured timber effect laminate flooring and the kitchen is positioned to the rear.

Within the kitchen, a built in electric double oven and grill, four ring gas hob, integrated fridge and dishwasher and space for a fridge freezer and plumbing for washing machine. Above the hob is an extractor hood, storage units at both and eye level, a side access door and rear elevation window and a Worcester Bosch boiler approx 18 months old.

Bedroom one is to the front and is part of the extension making for a spacious main bedroom. The second double is to the rear while the third is open to interpretation with regards its use and has double doors out to the garden, this could be a craft room or study etc.



The shower room is fully tiled and has both angle poised rain head shower and hand held shower fittings respectively running from the Worcester combination boiler, a centrally heated towel rail and modern WC with dual flush and a wash hand basin with cupboard beneath.

Outside at the front, a block paved driveway allows off road car parking, the fore garden is low maintenance with coloured stone, mature shrubs and plants. To the right hand elevation, the block paved driveway continues and leads to the detached brick built garage which has a metal up and over door. The garage itself is broader than usual and has two side elevation double glazed windows and a side access door. Directly beyond the property is a raised patio with a single step down to an impressive lawn garden, there is a middle section which is also paved and supports a substantial timber shed with double door entry. The rear of the garden is also laid to lawn, fully enclosed by timber fencing, which is concrete base and post.

The property is for sale with no upward chain.

To find the property, from Loughborough town centre proceed along Beacon Road, at the roundabout turn left on to Epinal Way, at the roundabout turn right on to Park Road, continue to the top of the hill where the property is situated on the right hand side identified by the agent's 'For Sale' board.

PORCH

INNER HALLWAY 4.21m x 2.36m (13'10" x 7'8")

LOUNGE 4.15m x 3.56m (13'7" x 11'8")

KITCHEN 2.95m x 2.94m (9'8" x 9'7")

BEDROOM ONE 3.91m x 3.45m (12'10" x 11'4")

BEDROOM TWO 4.14m x 2.9m (13'7" x 9'6")

BEDROOM THREE 2.91m x 2.88m (9'6" x 9'5")

SHOWER ROOM 2.38m x 1.59m (7'10" x 5'2")





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 C.

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. 76.1 sq. metres (819.1 sq. feet)



Total area: approx. 76.1 sq. metres (819.1 sq. feet)



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