

The Sinclair logo is a dark blue rectangle with the word "Sinclair" in white, sans-serif font.

10 Pitsford Drive, Loughborough, Leicestershire, LE11 4NZ

£295,000

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Property at a glance

- Detached Bungalow
- Two Double Bedrooms
- Gardens Front, Side and Rear
- Council Tax Band*: C
- Favoured Residential Location
- Corner Position
- Driveway and Garaging
- Price: £295,000

Overview

Offered with no upward chain this beautifully maintained two double bedroom detached bungalow occupies a pleasant corner position with gardens to the front, side and rear. Internally the accommodation comprises a hallway, living room, fitted dining kitchen and two double bedrooms and refitted shower room. There is a driveway providing off road car standing and garage, the garden is beautifully maintained and well stocked providing a particular feature of sale.

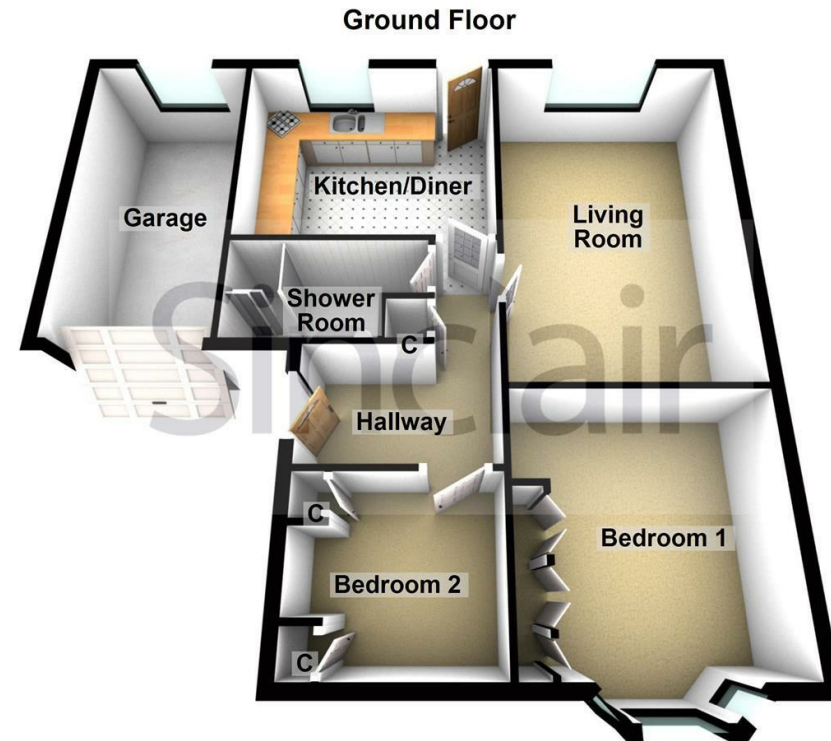
Location**

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest. The town's residents enjoy a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. There are a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The transport network make it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras. Nearest Airport: East Midlands(9.3 miles).Nearest City: Leicester(11.3 miles)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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Detailed Accommodation

Covered storm porch area and uPVC double glazed entrance door with adjacent window through to the main hall

MAIN HALL

The main hall has tile flooring, loft access hatch and doors accessing the living room, the dining kitchen, two double bedrooms and refitted shower room, there is a radiator and storage cupboard.

LIVING ROOM

18'1 x 11'9 (side of chimney breast) (5.51m x 3.58m (side of chimney breast))
Brick central fireplace with inset live flame coal effect fire and marble hearth, there is a radiator and uPVC double glazed window to the rear elevation overlooking the garden.

FITTED DINING KITCHEN

12'11 x 10'6 (3.94m x 3.20m)

The kitchen is fitted with a one and a half bowl single drainer sink unit with chrome swan neck style mixer tap over and cupboards under, there is a range of fitted units to the wall and base, roll edge worksurface, tiled surround, there is a gas hob and SMEG oven, an integrated fridge, there is a radiator, uPVC double glazed door and window to the rear elevation overlooking and accessing the rear garden. There is tiled flooring.

BEDROOM ONE

12'9 x 9'11 (front of wardrobe/cupboard) (3.89m x 3.02m (front of wardrobe/cupboard))

uPVC double glazed box window to the front elevation, two radiators and a range of fitted wardrobe/cupboards.

BEDROOM TWO

9'1 x 8'4 (including bedroom furniture) (2.77m x 2.54m (including bedroom furniture))

uPVC double glazed window to the front elevation, radiator, two wardrobe/cupboards and overhead storage.

REFITTED SHOWER ROOM

The shower room has been refitted with a modern white three piece suite comprising full width shower area with shower screening, drencher shower head and additional shower head and hose, there is a drying area, aqua boarding splashbacks and a vanity unit with

inset wash hand basin with chrome mixer tap over and cupboards under, there is a concealed low flush WC with push button flush, there is a uPVC double glazed opaque glass window to the front elevation and heated chrome towel rail. There is underfloor heating.

OUTSIDE

The property occupies a pleasant corner position with hedged front boundary, lawned garden and a variety of mature plants and shrubs to the planting areas and a driveway providing off road car standing which in turn leads to a pergola area and garaging.

GARAGE

16'6 x 8'4 (5.03m x 2.54m)

An up and over door with electric light and power, there is rafter storage, uPVC double glazed window to the rear elevation, a wall mounted Worcester Bosch combination gas fed boiler and plumbing for washing machine.

REAR GARDEN

The rear garden is a particular feature of sale being beautifully maintained and mature with a variety of plants and shrubs. There is an outside water tap, slabbed patio area, green house and timber built summer house. The summer house is 8'6 x 6'8 with electric light and power and a timber decked area to the front. There are walled and timber fence boundaries.

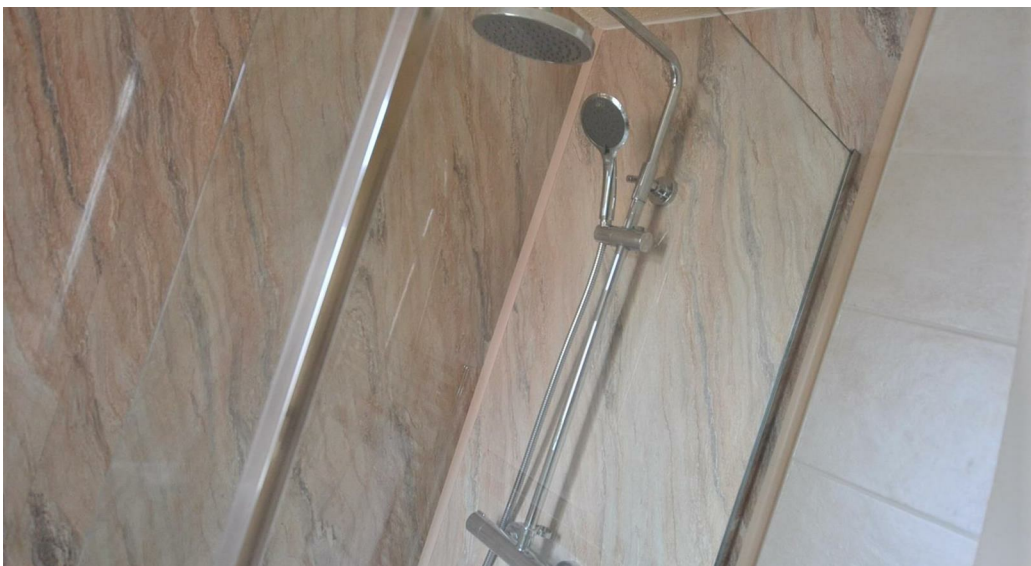


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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