



Sinclair

2 Hambledon Crescent, Loughborough, Leicestershire, LE11 2SX

£310,000

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Property at a glance

- Refurbished Accommodation
- Refitted Breakfast Kitchen
- Private rear garden & detached brick garage
- Council Tax Band*: C
- Well-proportioned living spaces
- Flooded with natural light
- No Upward Chain - Ready To Move In To
- Price: £310,000

Overview

Charming Refurbished Detached Bungalow with Scenic Green Views.

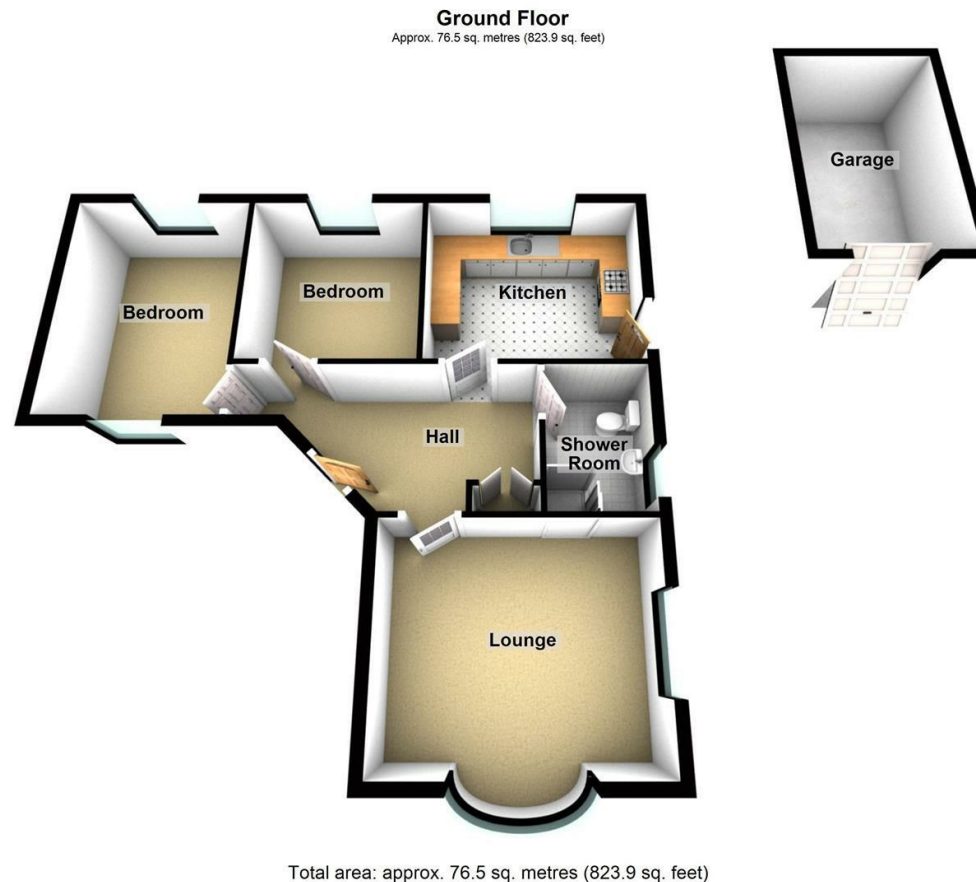
Nestled in a sought-after Forest Side location, this beautifully refurbished two-bedroom detached bungalow offers a rare opportunity to enjoy modern comfort in a peaceful, tree-lined setting. Situated on Hambledon Crescent, the property enjoys an enviable position overlooking a central crescent, providing a serene and picturesque outlook. Refreshed to a high standard, the bungalow boasts gas central heating (new boiler June '21), uPVC double glazing (installed June 24 with a 10 year guarantee), and well-planned, contemporary accommodation—ideal for those seeking a low-maintenance lifestyle in a tranquil yet convenient location.

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

Step Inside...

Welcoming Reception Hall

The light and airy reception hall serves as the heart of the home, offering versatile space that could easily accommodate a small dining area or home office nook. With ample storage, including a floor to ceiling cupboard and meter cupboard, this practical yet stylish entryway provides access to all principal rooms. There is access to the loft, with a fitted loft ladder.

Reception Hall

The reception hall is well proportioned and can accommodate a small dining area in required, there is a radiator, meter cupboards, cloaks storage cupboard and oak doors accessing the main living room, refitted breakfast kitchen, two double bedrooms and refitted wet/shower room. There is a loft access hatch.

Living Room

14' x 11'10 (4.27m x 3.61m)

Bask in the natural light from the large bow window, which perfectly frames the charming tree-lined green at the front. A second side-facing window adds to the sense of space and openness, while two radiators ensure year-round comfort. This inviting room is ideal for relaxing or entertaining guests.

Modern Refitted Breakfast Kitchen

11'11 x 9'11 (3.63m x 3.02m)

Designed with both style and functionality in mind, the newly refitted kitchen features:

- Sleek, contemporary cabinetry with rolled edge worksurface and matching upstand complete with chrome bar handles
- Space saving fittings to the corner cupboard and pan draws
- Single drainer stainless steel sink unit with chrome mixer tap
- Integrated electric hob & extractor, plus an eye-level oven
- A large uPVC window provides a delightful view over the private rear garden, while a side door allows for easy outdoor access.

Bedroom One

14' x 9'11 (4.27m x 3.02m)

A bright and spacious retreat with dual aspect windows, offering lovely views of both the central crescent and rear garden. A perfect sanctuary to unwind, with two radiators for added warmth.

Bedroom Two

10' x 10'1 (3.05m x 3.07m)

A well-sized second double bedroom with a garden-facing uPVC window, making it an ideal guest room, office, or hobby space.

Stylish Refitted Shower/Wet Room

- Enjoy the luxury of a modern walk-in shower, complete with thermostatic controls and aqua board finish. A vanity unit with inset sink, a concealed cistern WC, and a heated chrome towel rail complete this contemporary space.

Outside

The property occupies a pleasant position on the crescent with views facing the central tree lined green. There is a tarmac driveway providing ample off road car standing, a shaped front lawn and pathway leading to the entrance door. The driveway continues to the side of the property which in-turn the rear garden and a detached brick built garage.

To the rear there is a slabbed patio area and shaped lawn beyond, a variety of plants and shrubs to the boundaries. The garden enjoys privacy to the plot.

The garage is 18'5 x 8'6 and has electric light and power and an up an over door, there is also a personnel access door.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	66	
(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	

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Fixture & Fittings

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

Special Note To Buyers

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

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