



Sinclair



2 Bond Close, Loughborough, Leicestershire, LE11 2LQ

£219,950

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Three Bedrooms
- Off Road Parking
- Modern Interior
- Council Tax Band*: B
- Semi Detached House
- Two Reception Rooms
- Sought After Location
- Price: £219,950

Overview

THIS THREE BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A CORNER PLOT comes to the market with off road parking for multiple vehicles, two reception rooms and is situated within easy access to the centre of the popular commuter town of Loughborough. Early viewings come highly advised in order to avoid disappointment.

Location**

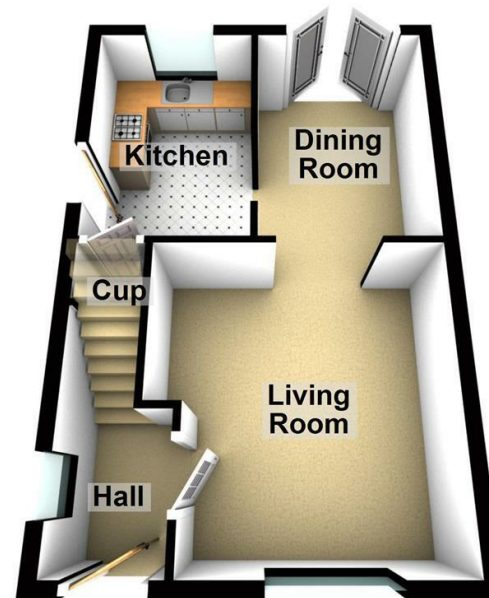
The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest. The town's residents enjoy a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. There are a mixture of independent shops, boutiques, restaurants, 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)



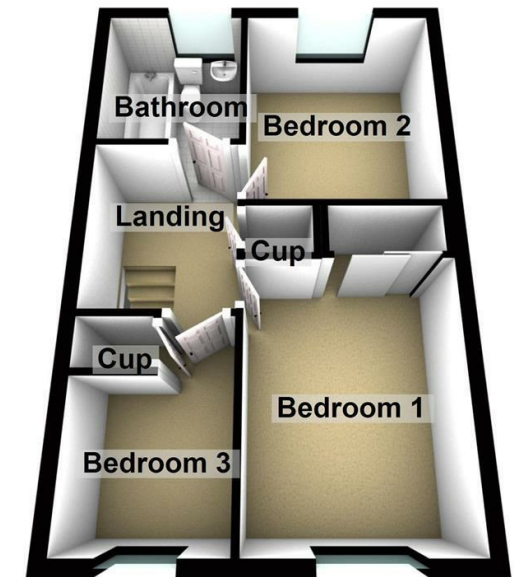
** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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Ground Floor



First Floor



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Detailed Accommodation

ENTRANCE HALL

Entered through a composite front door with inset opaque double glazed panel, adjacent timber framed double glazed multi pane window to the side elevation. Stairs rising to the first floor with flooring finished in timber effect laminate flooring.

LOUNGE

10'9" x 13' (3.28m x 3.96m)

Enjoying a timber framed multi pane double glazed window to the front and opening in to the dining room.

DINING ROOM

7'7" x 10'9" (2.31m x 3.28m)

uPVC double glazed french doors accessing the private rear garden, timber effect laminate flooring and granting access to the kitchen.

KITCHEN

7'6" x 10'8" (2.29m x 3.25m)

Inclusive of a range of modern wall and base units with complimentary roll edge work surfaces, sink and drainer unit, four ring gas hob with splash screen, extractor hood over, electric oven / grill and access to under stair storage. The kitchen also enjoys tiling to splash prone areas, ceramic tiled flooring, space and plumber for appliances, wall mounted gas fired central heating boiler and a composite stable door to the side elevation accessing the rear garden.

ON THE FIRST FLOOR

Stairs ascending the first floor landing gives way to three bedrooms and the family bathroom and comprise an airing cupboard, a loft hatch and a timber framed multi pane double glazed window to the side elevation.

FAMILY BATHROOM

6'4" x 6'2" (1.93m x 1.88m)

This three piece white suite comprises: low level push button WC, vanity wash hand basin with monobloc mixer tap, a panel bath with shower over and splash screen, chrome heated towel rail with part tiled walls, ceramic tiled flooring, extractor fan and opaque timber framed double glazed window to the rear elevation.

BEDROOM ONE

8'8" x 12'5" (2.64m x 3.78m)

Fitted mirror fronted sliding wardrobes and timber framed multi pane double glazed window to the front elevation.

BEDROOM TWO

8'9" x 9'1" (2.67m x 2.77m)

Timber framed double glazed multi pane window to the rear elevation overlooking the rear garden.

BEDROOM THREE

6'5" x 6'7" (1.96m x 2.01m)

Access to over head storage and timber framed multi pane double glazed windows to the front elevation.

REAR GARDEN

Entered through side gated access and surrounded by timber close and fly board panelling, the garden benefits from a paved patio area and water point. Access to a well maintained lawn with part planted borders, range of fruit trees and to the rear of the garden there is an area dedicated to off road car standing accessible via timber framed double opening gates.

FRONT GARDEN

A well maintained lawn, path to the front door and garden via the side gate respectively.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

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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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Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 812777



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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
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15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk