Holders

A Modern Estate Agent

26 Garton Road, Loughborough, LE11 2DY

£290,000

Situated in a convenient and highly desirable tucked-away town-centre location, this spacious detached bungalow presents an excellent opportunity to live within easy reach of the town centre and its many amenities.
The property benefits from gas central heating and uPVC double glazing, along with a garage and a gated driveway. To the rear are well-maintained, low-maintenance gardens.

The accommodation briefly comprises an entrance porch, living room, dining kitchen, rear lobby, and an inner hallway leading to two bedrooms and a modern re-fitted shower room.

Offered for sale with no upward chain, early viewing is strongly recommended to fully appreciate all that this property has to offer.

Summary

The property is entered via a uPVC front door into a welcoming entrance porch, which in turn leads through an internal glazed door into the main living accommodation. The living room is a particularly spacious and comfortable reception area, featuring a window to the front elevation that allows plenty of natural light, along with an attractive gas living-flame feature fireplace forming a central focal point. There is ample space for a full range of lounge furniture, and internal doors lead conveniently through to both the dining kitchen and the rear hallway.

The dining kitchen provides a generous and highly versatile space, ideal for both everyday living and entertaining. It is fitted with an extensive range of wall and base units finished in an ivory shaker style, complemented by contrasting laminate work surfaces, open shelving, and selected glass-fronted display cabinets. Integrated appliances include an electric oven, hob, and extractor hood, with additional space available for freestanding appliances. The room benefits from a tiled floor and comfortably accommodates a dining table and chairs. A window overlooks the rear garden, while a high-level side window brings in further natural daylight. A door leads through to a rear lobby, which in turn provides direct access out to the garden.

The rear hallway enjoys a pleasant outlook via a window to the garden and serves as the central access point to the bedroom accommodation and shower room. Bedroom One is a well-proportioned double room positioned to the front of the property, complete with fitted bedroom furniture and ample floor space. Bedroom Two is also a spacious double bedroom, similarly located at the front, and benefits from two windows providing excellent natural light, as well as built-in wardrobes offering useful storage.

The shower room has been fitted in a contemporary style and comprises a low-level flush WC, wash hand basin, and a generous easy-access double shower cubicle with an electric shower above. The room is finished with fully tiled walls and flooring and is enhanced by windows to both the rear and side elevations, ensuring good ventilation and brightness.

Externally, the property offers an attractive and low-maintenance block-paved frontage enclosed by retaining metal fencing, with gated access leading to the driveway and detached garage. To the rear lies a good-sized garden designed for ease of upkeep, featuring artificial turf, a paved patio area suitable for outdoor seating, and a summer house providing additional recreational or storage space.

The location is particularly convenient, being within comfortable walking distance of the town centre where a wide variety of national retailers and independent shops can be found. A traditional market operates on Thursdays and Saturdays, adding to the area's appeal. Directly opposite the property are the well-regarded Loughborough Schools Foundation establishments, including Fairfield Preparatory School, the High School, and the Grammar School. Further educational options nearby include Mountfields Lodge Primary School, Sacred Heart Catholic Primary School, Limehurst Secondary School, and the Church of England Primary School. For commuters, Loughborough Midland Mainline railway station offers direct services to London St Pancras in approximately one hour and forty minutes.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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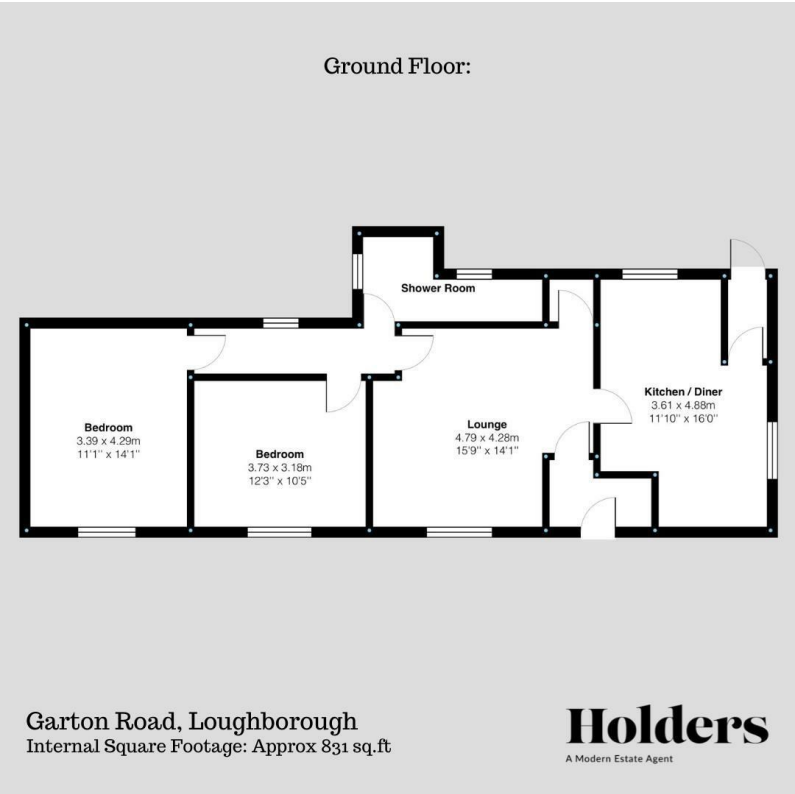
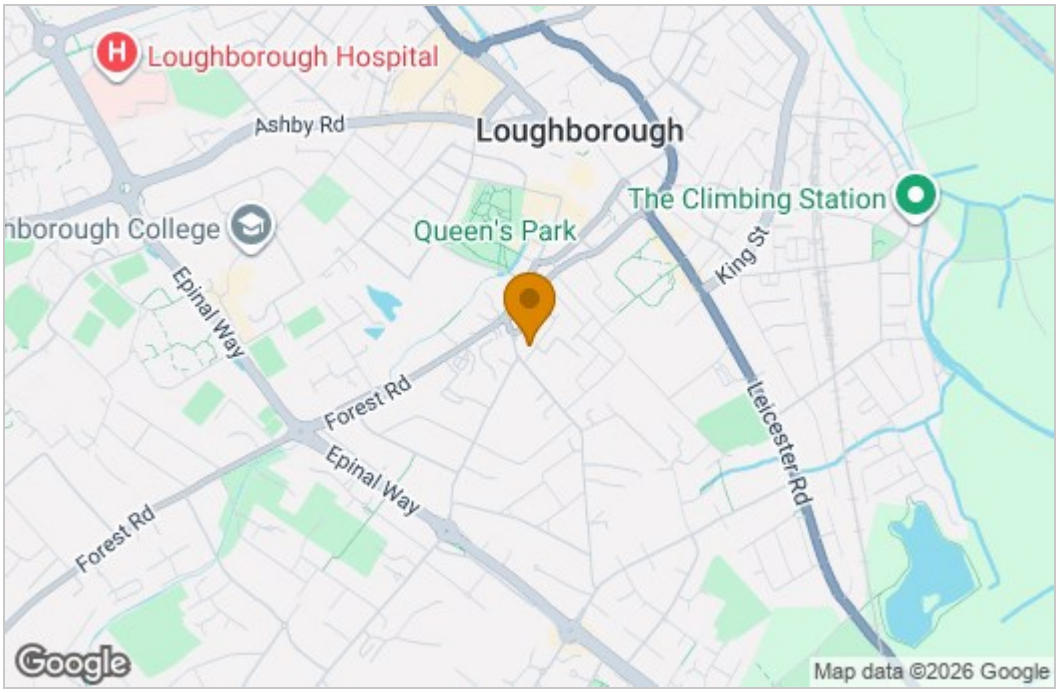
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

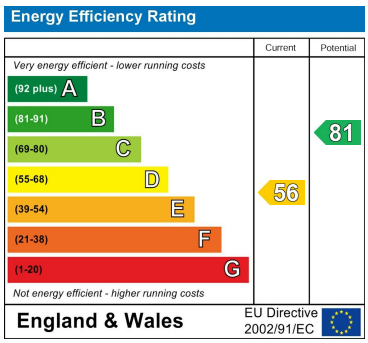
Floor Plan



Area Map



Energy Efficiency Graph



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