

Sinclair



32 Woodbrook Road, Loughborough

Loughborough

£339,950

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Loughborough

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached Bungalow
- Forest Side Cul De Sac Location
- Two Double Bedrooms
- Private Rear Gardens
- G C Heating & uPVC Double Glazing
- No Upward Chain
- Sun Room/ Conservatory



Porch

UPVC double glazed entrance door with adjacent window through to the entrance porch. The entrance porch has further door accessing the reception hall with adjacent windows.

Reception Hall

6' 1" x 13' 8" (1.85m x 4.17m)

The reception hall is a spacious area with doors accessing the main living room, breakfast kitchen, two double bedrooms and fitted shower room. Radiator and useful storage cupboard.

Living Room

18' 0" x 11' 4" (5.49m x 3.45m)

The living room has UPVC double glazed window, two radiators, central feature fireplace with inset gas fed fire and UPVC double glazed sliding patio doors overlooking and accessing the garden

Breakfast Kitchen

9' 10" x 12' 1" (3.00m x 3.68m)

The kitchen is fitted with a 1 1/2 bowl single drainer sink unit with chrome mixer tap over an additional water filter tap. Fitted units to the wall and base, roll edge worksurface and tiled surround, electric cooker points with extractor fan, plumbing for washing machine and plumbing for dishwasher, radiator, space to accommodate a breakfast table. UPVC double glazed window and UPVC double glazed door with adjacent window through to the sun room/conservatory.

Sun Room/ Conservatory

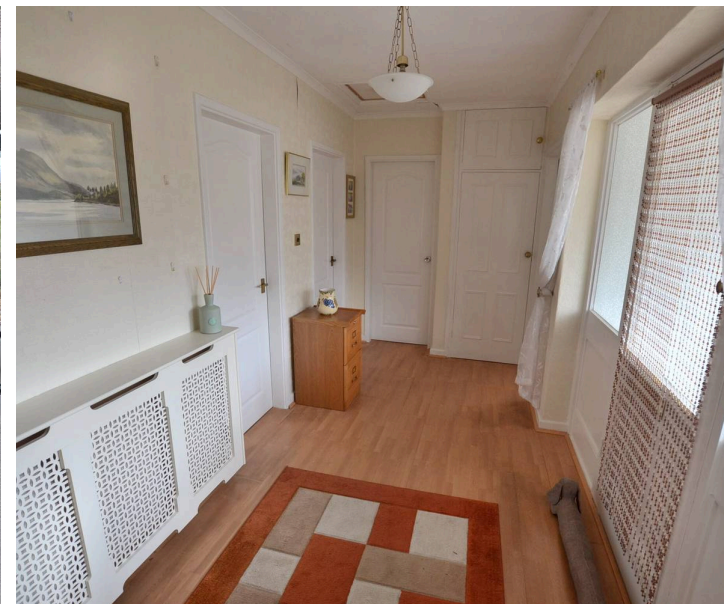
17' 10" x 7' 10" (5.44m x 2.39m)

Sun room/conservatory has electric light and power, UPVC double glazed windows and UPVC double glazed doors to the front and rear elevations.

Bedroom One

11' 6" x 12' 8" (3.51m x 3.86m)

(Measurements to the front of wardrobe/cupboards)
UPVC double glazed windows to two elevations (one overlooking the rear garden), radiator and fitted wardrobe/cupboards.



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FRONT GARDEN

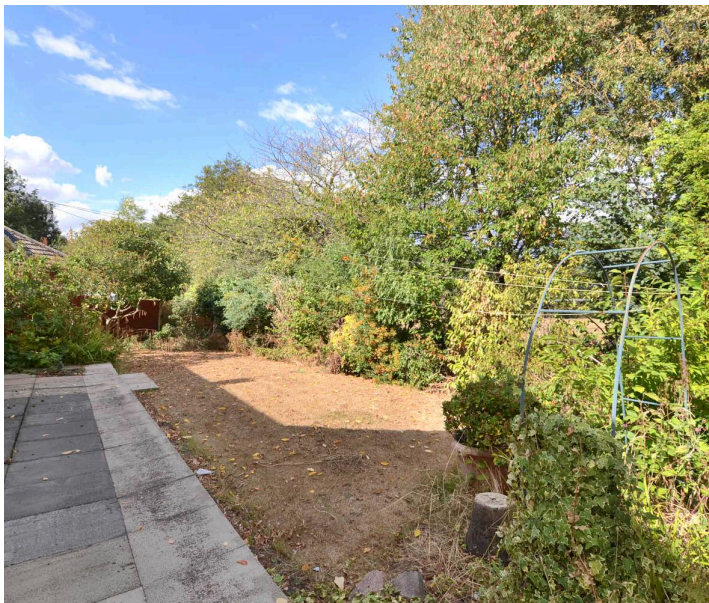
There is a brick wall to the front boundary with gravel low maintenance garden beyond and a variety of plants and shrubs. There is a driveway providing off-road parking.

REAR GARDEN

The rear garden is a particular feature of sale with mature tree lined rear boundary with playing field beyond. There are a variety of mature plants, shrubs and trees, gated access to the front of the property and a store (former garage) with electric light and power.

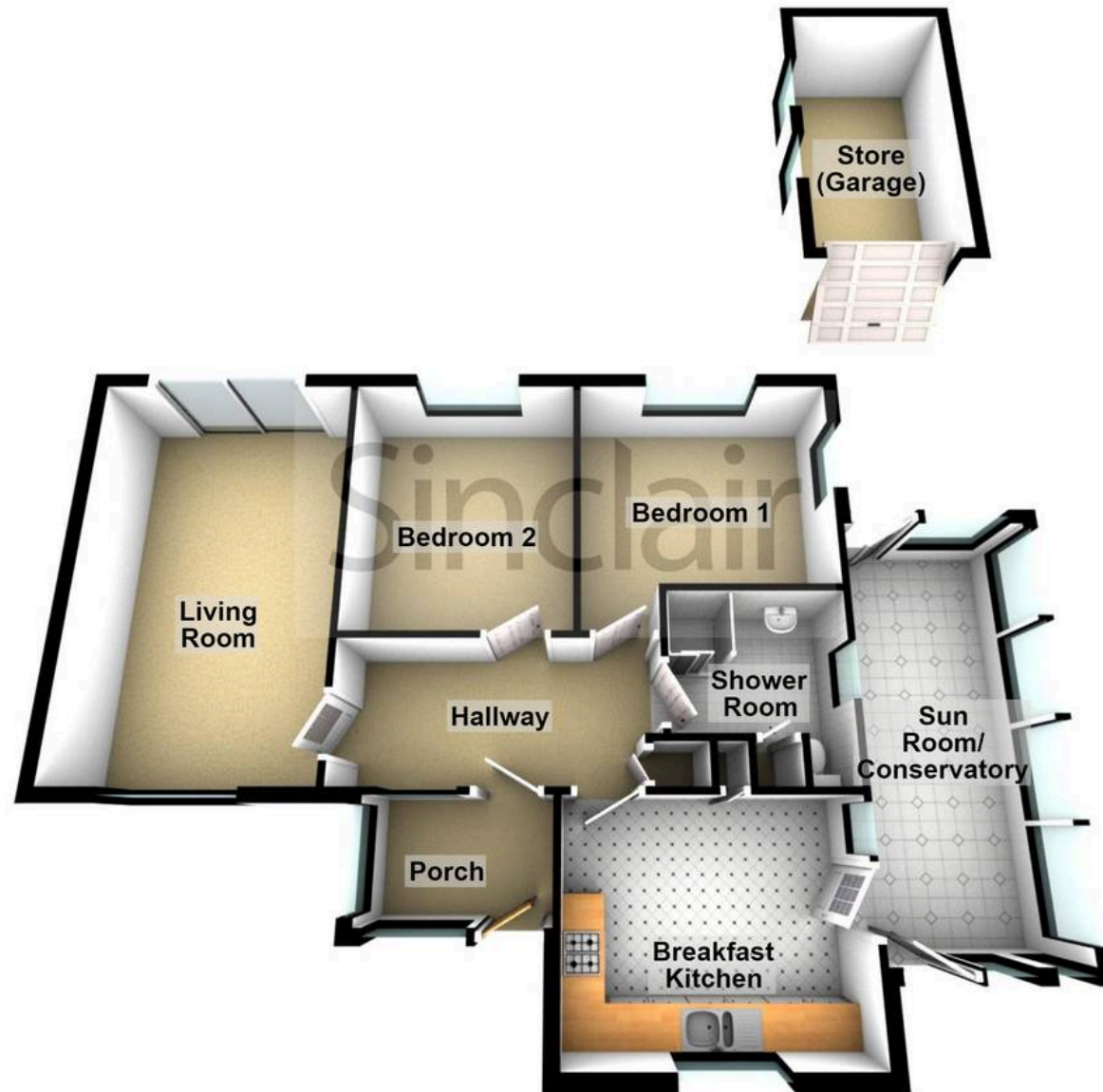
DRIVEWAY

2 Parking Spaces





Ground Floor





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