



Smiths
your property experts

Bramble Close

Loughborough

- Lovely semi-detached bungalow
- Situated within a delightful cul-de-sac
- Light-filled sitting room with direct garden access
- Spacious fitted kitchen/diner and plentiful storage
- Two good-sized bedrooms and a shower room
- Private driveway to the side and a detached garage
- Low-maintenance rear gardens and a patio terrace
- Within walking distance of Loughborough town centre

General Description

Smiths Property Experts offer to the market this superb bungalow situated within a delightful cul-de-sac, within walking distance of Loughborough town centre.

The well-presented property offers low-maintenance living and boasts recently replaced UPVC double-glazed windows and external doors. There are two bedrooms, a spacious kitchen/diner, a light-filled sitting room, a modern shower room and delightful, private gardens with a driveway and garage.





The Property

The property is entered via a front door into a welcoming reception hallway, with an airing cupboard housing the central heating boiler and doors off to all rooms. The sitting room is a naturally light room, with French doors which open onto the garden, and there is a feature gas coal-effect fire with a surround.

The kitchen/diner is fitted with a range of base and wall units, an electric oven and a four-ring gas hob with an extractor, plumbing for a washing machine, and direct garden access.

The two bedrooms are both positioned to the front, with windows overlooking the front elevation. The shower room has a modern suite comprising a walk-in double shower cubicle, a hand wash basin and a low-level WC.

The Outside

The property occupies a delightful, low-maintenance plot, with a driveway to the side providing off-road parking and access to a detached garage. There is a pleasant front garden with an assortment of established shrubs. The rear garden has a block-paved patio terrace, with low-maintenance inset gravel borders and raised flower beds.





The Location

The property occupies a position within walking distance of Loughborough town centre. Loughborough has a wide array of shopping facilities, supermarkets and schooling, with the renowned University being on the doorstep. There is a train station, and the nearby A6 road provides convenient access to Loughborough and Leicester.

Property Information

EPC Rating: C.

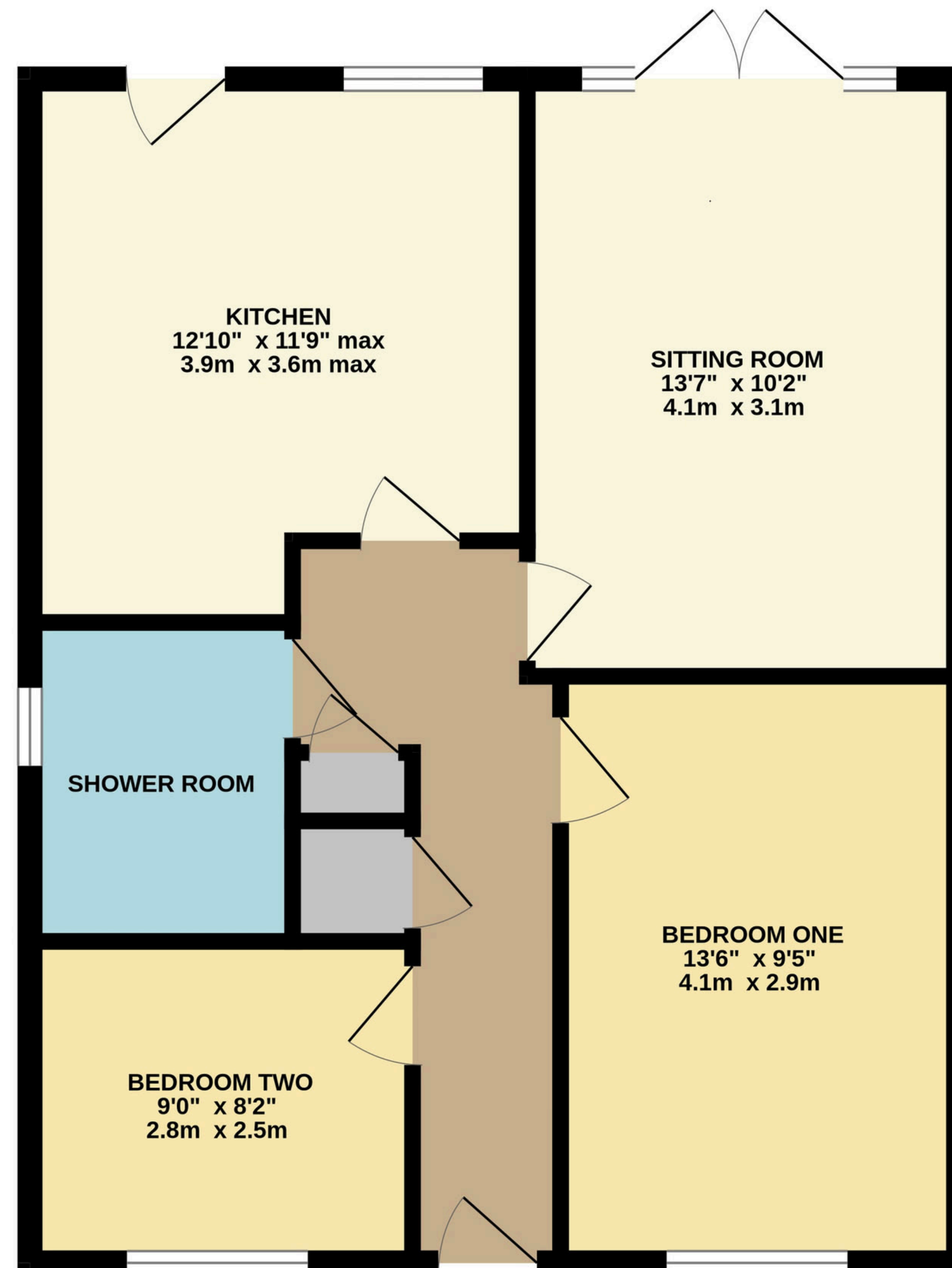
Council Tax Band: B.

Local Authority: Charnwood Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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