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# Parklands Drive Loughborough

- Traditional bay fronted family home
- Spacious bright living room
- Open plan kitchen/dining room
- Three well sized bedrooms, family bathroom
- Block paved driveway
- Large rear lawned gardens
- Popular location convenient for local schools
- EPC Rating D / Council Tax Band C / Freehold

Nestled in the desirable area of Parklands Drive, Loughborough, this charming semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 858 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout includes three spacious bedrooms, providing ample space for families or those seeking a home office.

The property boasts a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. Additionally, the house benefits from parking for two vehicles, a valuable asset in this sought-after location.

With its appealing design and functional spaces, this semi-detached house is an excellent opportunity for anyone looking to settle in a friendly neighbourhood. The surrounding area offers a range of local amenities, schools, and parks, making it an ideal choice for families and professionals alike.

This property is not just a house; it is a place to call home. Do not miss the chance to view this delightful residence in Loughborough.





### General Description

An attractive traditional bay fronted family home which has been lovingly maintained with an impressive rear garden in this desirable part of Loughborough known for its friendly community atmosphere and excellent schools, making it an ideal choice for families.

### Accommodation

Through the entrance hall you will find well presented accommodation to comprise, living room, open plan kitchen/dining room, cloakroom, three bedrooms and a family bathroom.

### Outside

This property offers extensive block parking to the front, gated access to the rear gardens, large long lawned area with raised beds towards the bottom.

### Location

Loughborough is a vibrant University town offering an excellent range of facilities including shopping, cinema and a leisure centre. Close by there is schooling of all grades including the popular Mountfields Lodge Primary School and Woodbrook Vale Secondary School, both of which have good Ofsted ratings. The nearby M1 allows for easy access to Leicester, Derby, Nottingham and East Midlands Airport. Loughborough train station provides a regular mainline service to London St Pancras.

### Agents note

An ideal family home in a popular area with large plot and future potential to extend subject to local planning permission.

### Method of Sale:

The property is offered for sale by Private Treaty.

### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Tenure

Freehold.

### Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band C.

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands. Please visit [alexanders-estates.com](http://alexanders-estates.com).



## Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including heating, plumbing, and electrics, have been tested by the selling agents.

## Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

## Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

## Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

## Money Laundering

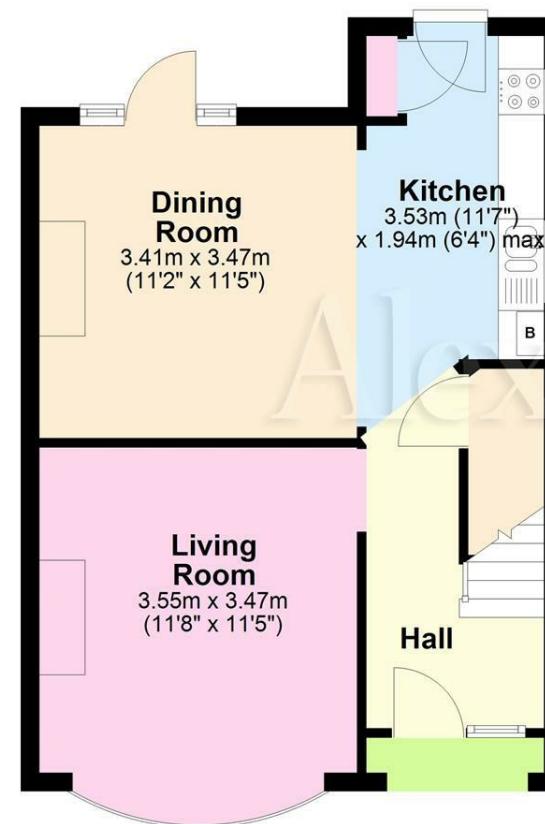
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

## Ground Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



## First Floor

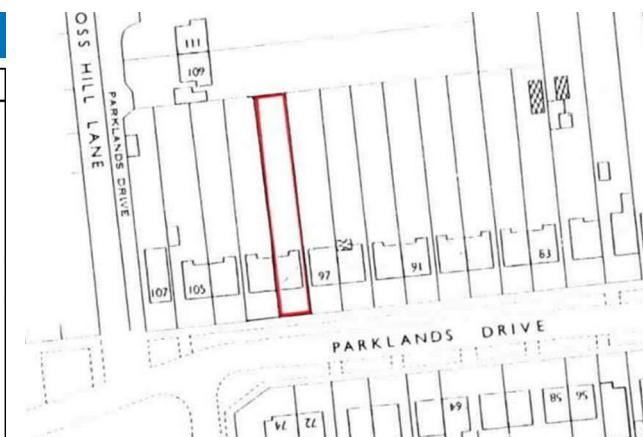
Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 79.7 sq. metres (858.2 sq. feet)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		66
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		





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