





# Sandalwood Road Loughborough

- Well presented four bedroom detached home
- Generous and versatile space throughout
- Stylishly refitted kitchen with breakfast area
- Two generously sized reception rooms
- The main bedroom features an en suite
- Occupying a corner plot with expansive grounds
- Brick-built workshop and garden store
- Garage and ample off-road parking
- EPC Rating D / Council Tax Band E / Freehold

Situated on a sizable corner plot in the Sandalwood Road area of Loughborough, this delightful home offers an excellent position. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample space, making it an easy opportunity for entertainment.

The house features two modern bathrooms, ensuring convenience for all residents. Each room is designed to maximise space and light, creating an inviting atmosphere throughout. The layout of the home is both practical and appealing, catering to the needs of contemporary living.

Situated in a desirable neighbourhood, this property benefits from local amenities, schools, and parks, making it a great choice for families. The surrounding area is known for its friendly community and accessibility.







### General Description:

Alexanders are delighted to present to the open market this superb family home, offering a generous corner plot with huge extension potential within the popular, quiet and established cul-de-sac of Sandalwood Road.

### Accommodation:

Located on the sought after "Forest Side" of town and offered to the market with NO UPWARD CHAIN, the property benefits from gas central heating and uPVC double glazing. The accommodation comprises an entrance hallway, a sitting room, a refitted kitchen with built-in appliances, a snug/dining room with doors opening onto the garden, and a ground floor WC.

Upstairs are four well-proportioned bedrooms. The main bedroom boasts an en suite shower room, complemented by a recently replaced contemporary family shower room.

### Gardens and land:

Externally, the property boasts an abundance of space. To the front is a large lawned garden, with a tarmac driveway to the side providing access to the garage. Beyond the garage is a brick built workshop and garden store.

The rear gardens wrap around the property and offer a high degree of privacy. They feature several seating areas and generous lawned space, ideal for a growing family.

### Location:

The property is situated on a highly popular, quiet, and well-established residential road, within a short walk of local neighbourhood shops and schools catering for all age groups. The much-favoured "Forest Side" offers a tranquil setting close to a wide range of amenities and facilities, while being just a stone's throw from open countryside, the Beacon, out woods, and beyond that, Charnwood Forest Country Park.

### 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:

The property is being sold freehold with vacant possession upon completion.

### Local Authority:

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

### Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

### 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.

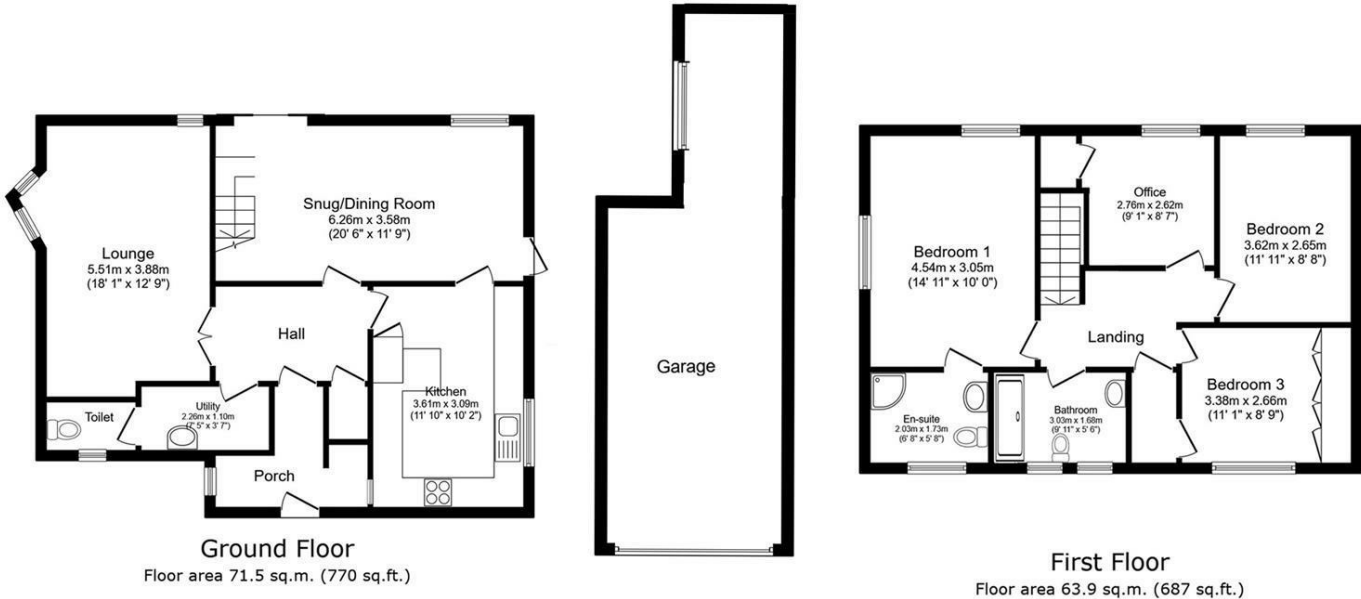
Money Laundering:

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.

Sandalwood Road, Loughborough, LE11 3PS



Total floor area: 135.4 sq.m. (1,457 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 83        |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 67      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |





