



De Montfort Close,
Loughborough



£110,000

- PLEASANT RETIREMENT BUNGALOW
- OVER 66's ONLY
- ONE DOUBLE BEDROOM
- MODERN DINING KITCHEN
- DUAL ASPECT LOUNGE DINER
- CORNER POSITION
- LEASEHOLD
- EPC rating D



This pleasant retirement bungalow is available for retirement age purchasers (66) and above and would make a super home for those considering a downsize or relocation into the area to be closer to family or friends nearby in Loughborough.

The one bedroom accommodation offers comfortable space including a good size lounge with enough space for a small dining table and dual aspect windows making this a nice bright space for daytime living.

The dining kitchen has been upgraded in recent years to a modern finish and also has room for a dining table or sitting area for visiting guests etc. The kitchen has plumbing for a washing machine, gas/electric cooker points, space for an upright fridge freezer and a side entrance door leading outside to the garden area.

The one double bedroom has plenty of room for wardrobes/dressing table and right next door is the bathroom that could ideally do with being updated to a newer style but currently offers a bath, sink, W.C. and airing cupboard.

The highly convenient setting is lovely, tucked into a corner position with a grassed, tree lined frontage which is just a very short stroll across the road to a hub of convenience including the local Doctors, Pharmacy, Dentist, Post Office, Morrisons supermarket and a well served community centre.

The property itself has a rear lawned garden with its own dedicated sitting area and this is open-plan with neighbouring gardens, making this an ideal set-up for those seeking a community feel/neighbouring type environment.



LOUNGE DINER 4.5m x 3.23m (14'10" x 10'7")

DINING KITCHEN 4.5m x 2.4m (14'10" x 7'11")

DOUBLE BEDROOM 3.38m x 3.15m (11'1" x 10'4")

BATHROOM 2.72m x 1.71m (8'11" x 5'7")

Good to know; The property uPVC double glazing throughout. Gas central heating powered by a combination boiler located in the bathroom airing cupboard. £183.53 per month is the current monthly service charge paid to Amplus.

To find the property; Sat nav Postcode: LE11 4RL - what3words: ///potato.facing.drift

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is leasehold with vacant possession upon completion. £183.53 per month is the current monthly service charge (Amplius)

Charnwood Borough Council - Tax Band B

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

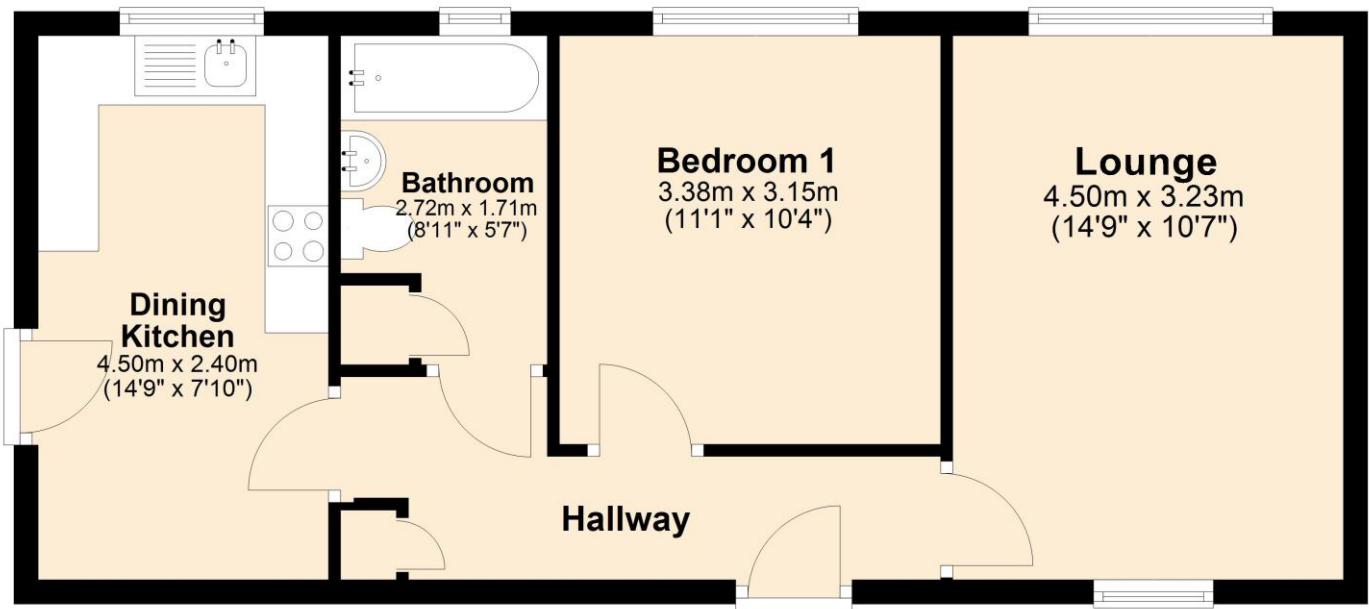
REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

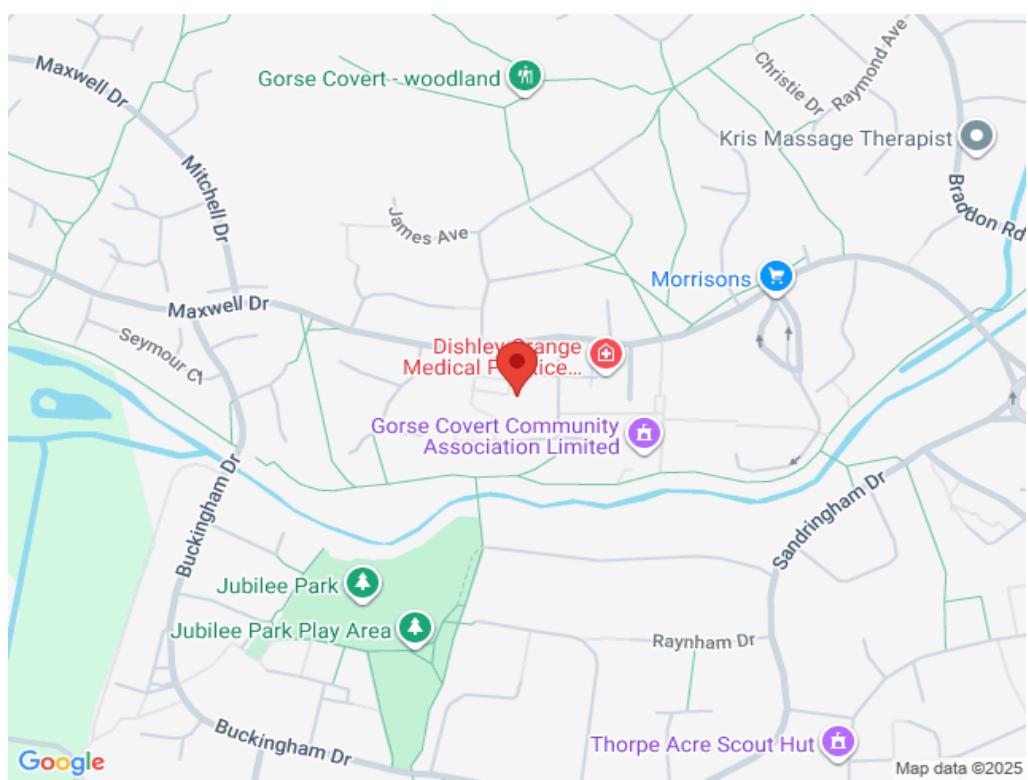


Ground Floor

Approx. 48.5 sq. metres (522.4 sq. feet)



Total area: approx. 48.5 sq. metres (522.4 sq. feet)



Newton Fallowell Loughborough

01509 611119
loughborough@newtonfallowell.co.uk