Park Road | | Loughborough | LE11 2HN

Asking price £440,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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Occupying a tucked away, premier location at the top of Park Road on the Forest Side of town, this substantial and extremely deceptive detached home offers flexible family living accommodation over two floors. This large and well presented property sits on a generous plot with an extensive driveway allowing off road parking for a number of vehicles, caravan or motorhome. The accommodation includes four bedrooms, two bathrooms, living room and dining kitchen, whilst the beautiful garden is generous in size. There are sought after schools nearby and many amenities within easy reach.

- Substantial Detached Home
- Forest Side Location
- Two Bathrooms
- GCH and Upvc DG
- Superbly Presented Throughout
- Extensive Private Driveway
- Four Bedrooms
- Living Room & Dining Kitchen
- Generous & Well Maintained Gardens
- Viewing Recommended!

'Set in a Premier Location Ideal for Families'

Entrance Hall
A particularly spacious hallway with staircase rising to the first floor landing, with useful cloak cupboard beneath. There is a Upvc glazed front door and wood laminate flooring.

Living Room
A spacious room with a window to the side and French doors to the rear, leading directly out into the garden.

Dining Kitchen
A spacious room with a tiled floor and door to the rear. There are variety of wall and base mounted units and space to accommodate integrated appliances including electric oven, gas hob, extractor fan, dishwasher and space for a fridge and freezer. The room offers living and dining space ideal for entertaining.

Utility
With a range of storage units and space for a washing machine, this larger than average room suits as an additional food prep and storage room.

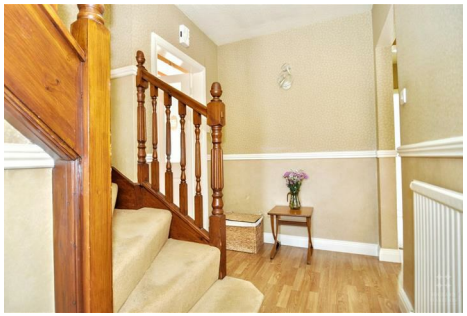
Bedroom 1
A spacious double bedroom with a vast range of fitted bedroom furniture and a window to the front.

Bedroom 2
A good sized double bedroom with windows to the side, wood laminate flooring and a vast amount of space.

Bedroom 3/ Living Room
A spacious room with flexibility to be used as a Lounge or Bedroom, With a feature living flame gas fireplace with marble and stone surround. There is also a bay window to the front.

Bathroom
A generous three-piece suite comprising W/c, wash hand basin and a bath with shower over. There is also a window to the rear.

First Floor Landing
With window to the rear, wood laminate flooring and access to -



Storage Rooms
Just off the first floor landing are two very large walk-in storage rooms, providing a vast amount of additional square footage and potential to create further accommodation (subject to necessary consents) or to use as easily accessible storage.

Bedroom 4
A good size bedroom with laminate flooring and a window to the rear.

Bathroom
Fitted with a luxury five-piece suite comprising W/c, bidet, wash hand basin, corner bath and a walk in double shower cubicle. The bathroom has been finished with two tone tiling on the walls and floor. There is also a window to the side.

Outside
The property sits in a lovely position well back from the road, with a long approach into the private driveway, allowing off road parking and turning for a large number of vehicles. The size of the driveway and ability to access further gated driveway to the side of the property makes this ideal for those with caravans, motorhomes etc. There is low level exterior driveway lighting. There is access to the garage through a gate to the side of the property. The rear garden offers ample space ideal for entertaining, with lawn, mature shrubs, plants and trees, garage, decked seating area, summer house and shed toward the end of the garden.

The Area
This property is situated with excellent access to local schools and amenities. Schools nearby are Outwoods Edge, Mountfields Lodge and Woodbrook Vale secondary school, a short distance away. There is a SPAR mini supermarket around the corner, take away and newsagent. A large Tesco superstore is located at the bottom of the road. The nearby town centre offers a vast range of national and independent stores, as well as the Loughborough Midland Mainline railway station with direct link to London St Pancras in under 1hr40mins.

Extra Information
• Identification and Proof of Funding Required – All Vendors

and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.

• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.

• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.

• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.

• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.

• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage

• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode

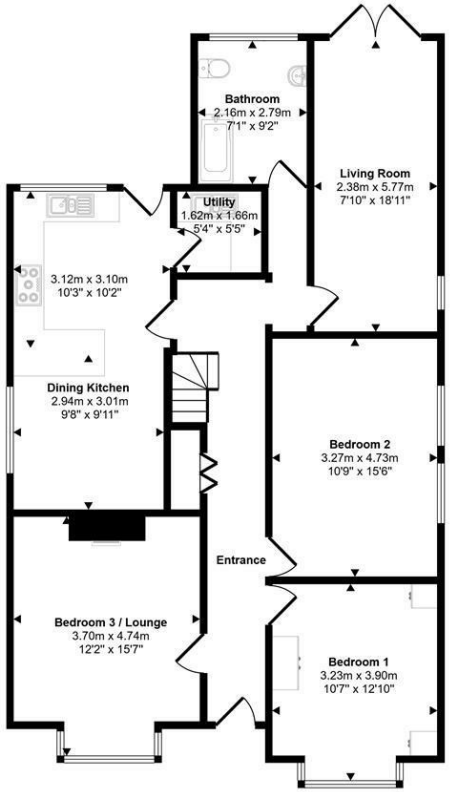
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.

• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.

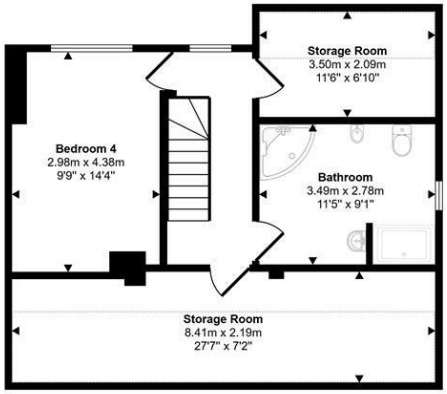
• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

'Sought After Schools and Amenities Nearby'

Approx Gross Internal Area
179 sq m / 1932 sq ft



Ground Floor
Approx 106 sq m / 1140 sq ft

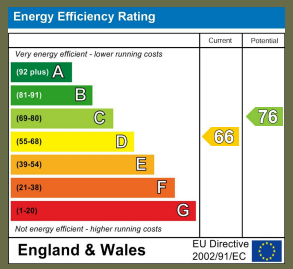


First Floor
Approx 58 sq m / 629 sq ft

Garage
Approx 15 sq m / 162 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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