

# Holdere

A Modern Estate Agent



32 Windleden Road, Loughborough, LE11 4HD

£135,000

An extremely well presented and well designed bungalow specifically for retirement living, situated in a pleasant and quiet cul de sac on the north western fringe of the town. UPVC double glazing and gas central heating, entrance porch, hall, lounge/dining room, fitted kitchen with pantry, 2 bedrooms and good sized bathroom. The property benefits from communal grounds, although each has its own private garden area.

The property has an age restriction of 60 plus for women and 65 plus for men and is leasehold with the original lease being 99 years from 1st April 1991 with approx. 65 years remaining.

#### Living Room

4.4m x 3.86m

Large living room to the front of the property benefitting UPVC double glazed bay window to the front providing a fantastic amount of light and radiator. The living room provides access into the Kitchen and inner hallway to the bungalow.

#### Kitchen

3.48m x 2.3m

Spacious Kitchen offering a range of wall and base units, space for modern appliances, sink and a half and drainer, extractor fan, UPVC double glazed window over looking the front and access to a large pantry space.

#### Bedroom One

3.18m x 2.87m

Double bedroom to the rear of the bungalow, access to large wardrobe space, UPVC double glazed window and radiator.

#### Bedroom Two

3.3m x 1.9m

Single bedroom to the rear,, UPVC double glazed sliding door leading to patio space over looking rear garden and radiator.

#### Bathroom

2.3m x 1.93m

Bathroom off the inner hallway, electric shower, push flush WC, wash hand basin with mixer taps, extractor fan, radiator and access to cupboard where water tank is present.

#### Outside:

To the front the property is set in a tucked away cul de sac setting, with a private off road parking space to the front. The rear garden has a patio area, canopy porch allowing shaded cover and a lawn space.

#### Lease Details - LEASE DETAILS

Term:- 99 years from 1st April 1991

Remaining Term:- approx. 65 years

Service/Maintenance charges and ground rent:-

Current year 1st April 2024 - 31st March

2025 £162.00 per month

Freeholder:- TBC

#### Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

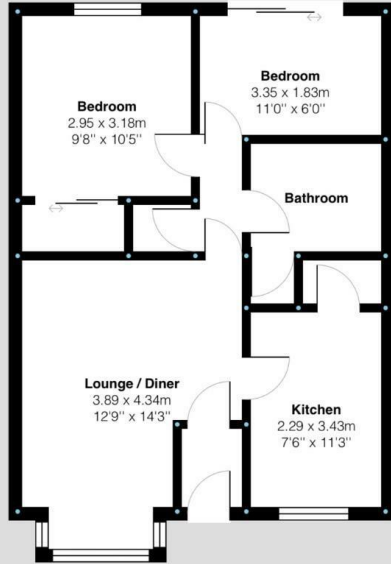
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

#### Extra information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

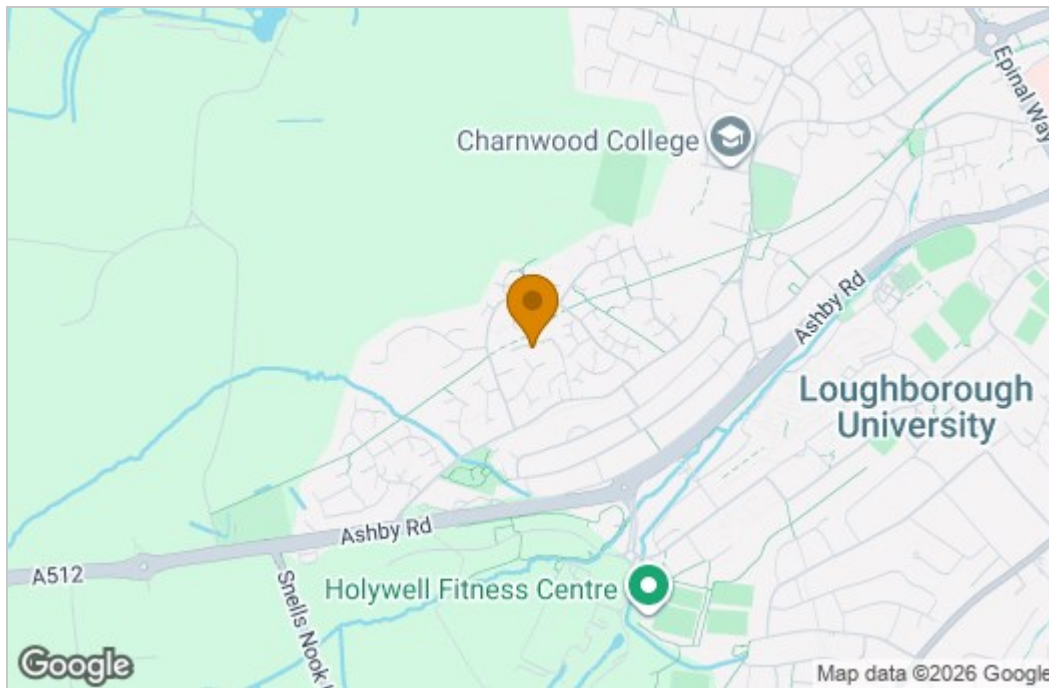
Ground Floor:



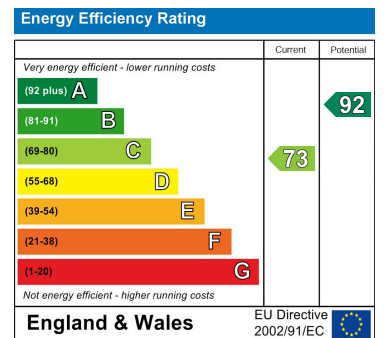
Windleden Road, Loughborough  
Internal Square Footage: 538 sq.ft

**Holdings**  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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