

Knightthorpe Road | | Loughborough | LE11 4JS

Asking price £149,950

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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* STUNNING TUCKED AWAY POSITION OPPOSITE A CHURCH AND GREEN *
Situated in a convenient and well-established residential location, this charming one-bedroom bungalow offers comfortable single-storey living with excellent access to local amenities and transport links. The property enjoys attractive views towards All Saints Church, providing a pleasant open outlook and a distinctive local landmark. As well as updated carpets and kitchen, this bungalow provides flexible living with a well-proportioned double bedroom, dining kitchen, bathroom, living room and outside stores. There is a paved patio area to the rear which is low maintenance making it perfect for relaxing. This is suitable for downsizers over the age of 55 wanting to live in a peaceful residential area.

- Refurbished One-Bedroom Bungalow
- Low Maintenance Living
- Updated Kitchen
- Low Maintenance Garden
- Storage To The Rear
- Attractive Views To All Saints Church
- Generous Double Bedroom
- Large Living Room
- Enclosed Rear Garden
- No Upward Chain

Entrance Hall
Gives access to-

Lounge
A spacious room with views to the open greenspace.

Kitchen
With a range of wall and base mounted units and space for appliances. There is a window and door to the rear.

Bedroom
A good size double bedroom with window to the rear.

Bathroom
A three piece suite with a bath and tap fitted shower over, low level flush W/c and wash hand basin.







"Situated in a quiet and sought after area"











Outside
Toward the front of the property is a large communal greenspace which has amazing views overlooking All Saints Church. There is a paved patio area toward the rear as well as a small flower bed, making it a perfect low maintenance area.

The Area
Knightthorpe Road is a well-established residential road in Loughborough, Leicestershire, offering a mix of period homes, modern properties, and some commercial premises. Conveniently located close to Loughborough town centre and Loughborough University, the road provides easy access to local shops, schools, parks, and public transport.

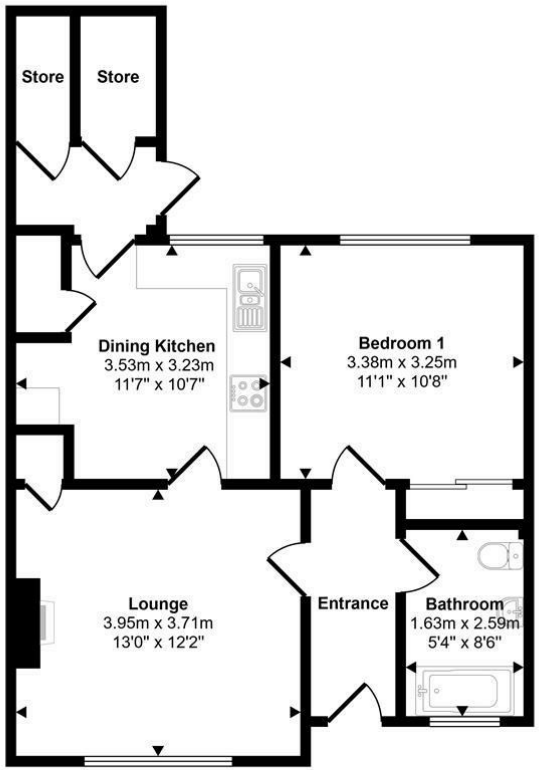
Extra Information
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence 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.





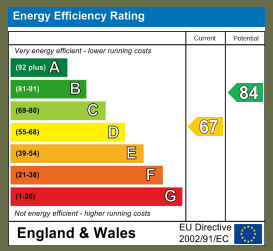


Approx Gross Internal Area
55 sq m / 594 sq ft



Floorplan

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.



16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk