



Smiths  
your property experts

# Chester Close

Loughborough

- Lovely high-quality 'turnkey' bungalow
- Full range of refurbishments over recent years
- Beautiful kitchen/diner and a separate utility room
- Spacious sitting room with direct garden access
- Two good-sized bedrooms and a refitted bathroom
- Secure driveway and a garage with an electronic door
- South-westerly facing gardens and a summer house
- Within walking distance of Loughborough town centre

## General Description

Smiths Property Experts are delighted to offer to the market this lovely, 'turnkey' bungalow, which has undergone a full refurbishment over recent years and offers a superb, high-quality finish throughout.

With Zonal underfloor heating, replaced windows and fascias, a wonderful kitchen/diner with fitted units, two double bedrooms, and landscaped gardens with a south-westerly aspect. This bungalow is perfect for a new owner looking for an easy-maintenance, ready-to-move-into home.





## The Property

The bungalow is entered via a front porch, which leads into the welcoming hallway, which has tiled flooring with underfloor heating that continues throughout the property.

The beautifully designed kitchen/diner has clearly defined areas, with a stylish range of base and wall units providing ample storage, an induction hob with extractor and an electric oven. There is also a separate utility room with a back door to the side. The sitting room is a naturally bright room, with windows to the front and patio doors to the rear, and a Morso Squirrel log burning stove to provide additional ambience.

There are two good-sized double bedrooms, a modern, refitted bathroom with a walk-in shower, WC and hand wash basin, and a further separate WC. The hallway has patio doors which open onto an internal courtyard, perfect for private alfresco dining.

## The Outside

Outside to the front, there is a secure block-paved driveway, providing ample parking, side access to the rear and access to the garage with a remote electronic roller door.

The rear garden has a south-westerly orientation, which makes the most of the afternoon and evening sun, a large patio terrace, a shaped lawn with well-established flower borders and fruit trees, and a timber summer house.





## The Location

This exceptional bungalow is located on Chester Close, a quiet cul-de-sac within easy walking distance of Loughborough town centre. Loughborough is known for its renowned university, and the town centre offers an array of shops and amenities, including numerous independent local businesses such as coffee shops and eateries. Additionally, there are superb sporting facilities, and a convenient train station with direct links to London St Pancras, as well as easy access to the M1 and A46 road networks.

## Property Information

EPC Rating: D.

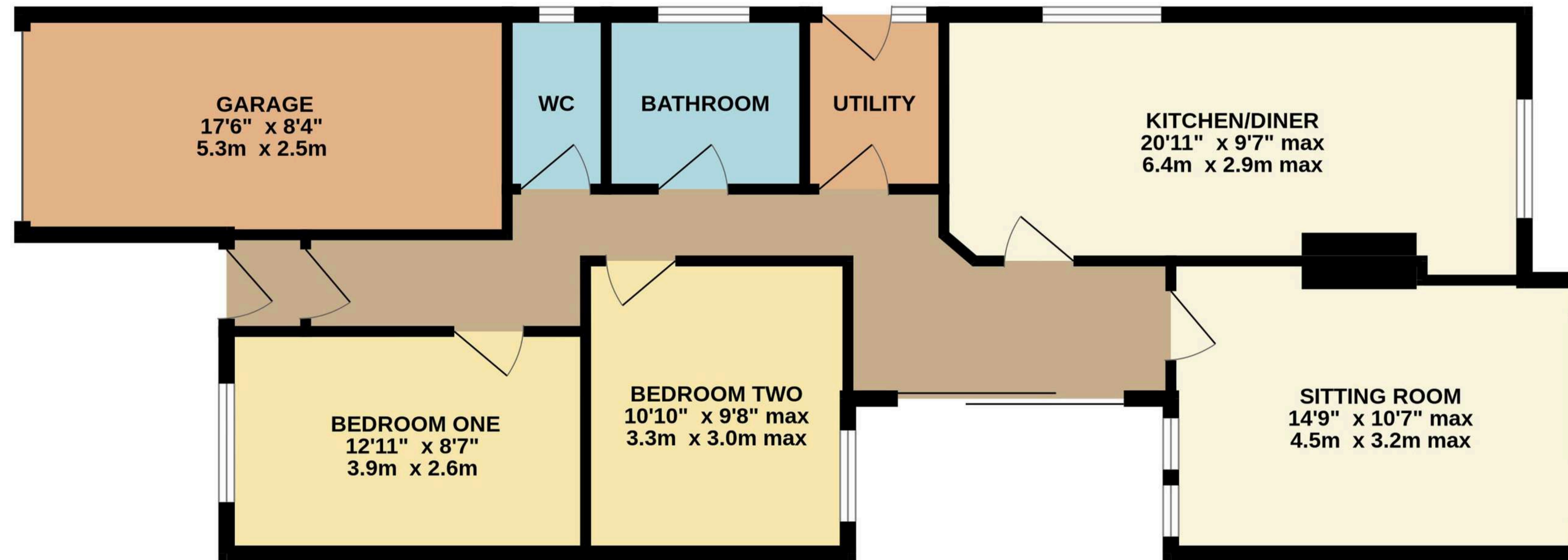
Council Tax Band: D.

Local Authority: Charnwood Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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