

Silverton Road | | Loughborough | LE11 2RJ

Asking price £305,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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Situated on the Forest Side of Loughborough, this spacious detached bungalow is set in a quiet residential position. The property has two bedrooms, lounge with bay window, bathroom and a quality Oak fitted kitchen with access to a large conservatory. It is within easy commuting distance to local amenities such as the town centre which is ideal for buyers that choose to downsize. Outside the property, it has a driveway with enough space for two cars alongside an integral garage also with a picturesque garden with planted borders.

- Spacious Detached Bungalow
- Sought-After Forest Side Location
- Kitchen & Conservatory
- Three Piece Bathroom
- Garage and Driveway
- Tucked Away Location
- Lounge with Bay Window
- Two Bedrooms
- Well Established Garden
- Contact Us To View!

Porch
A Upvc porch with entrance door and door to -

Entrance Hall
A spacious hallway with UPVC door and laminated timber effect flooring leading to access to all rooms.

Living Room
A spacious room with a cosy feel, having a bay window, window to the side and feature fireplace.

Kitchen
Fitted with Oak units with an integrated gas hob, electric oven and space for various appliances. A door to the conservatory and window to the rear overlooking the garden.

Conservatory
A spacious and versatile room that offers a lovely view of the garden.







"Peaceful and tucked away"











Bedroom 1
A room that has windows either side and can accommodate a double bed.

Bedroom 2
A bedroom with window facing towards the rear.

Bathroom
A three piece suite comprising a bath with a shower over, w/c and wash hand basin with integrated timber cabinets.

Outside
The property sits on a lovely plot that can be easily maintained with a generous driveway and integrated garage. The garden has planted borders and a storage shed.

The Area (Paragraph)
Located in the sought-after forest side of Loughborough, Silverton road is a quiet and peaceful area that is in close proximity to local amenities such as Tesco superstore and the town centre. Nearby schools are Woodbrook Vale secondary school, Holywell and also Mountfields Lodge primary school.

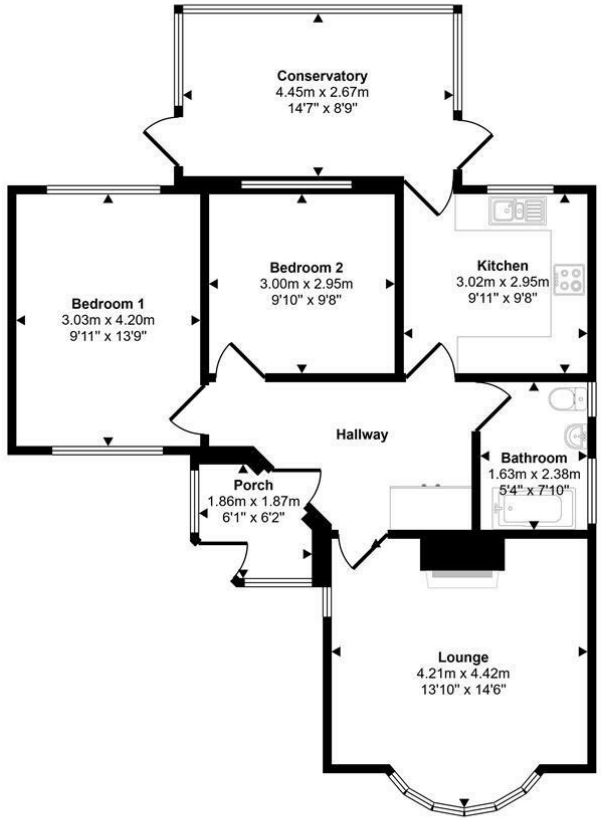
Extra Information (Paragraph)
• Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must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





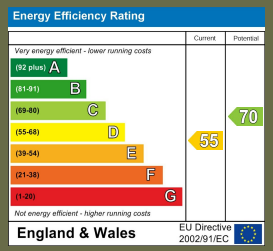


Approx Gross Internal Area
80 sq m / 864 sq ft



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.



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