



374 Park Road
Loughborough, LE11 2HN

Offers Over £190,000

Property Features

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- BAY FRONTED LOUNGE
- KITCHEN
- REFITTED SHOWER ROOM
- PVCu DOUBLE GLAZING
- GAS CENTRAL HEATING
- DRIVEWAY FOR SEVERAL CARS

Full Description

Being offered for sale with NO CHAIN, this SPACIOUS SEMI DETACHED BUNGALOW boasts a GENEROUS ENTRANCE HALL giving way to the LOUNGE, KITCHEN, TWO DOUBLE BEDROOMS and REFITTED SHOWER ROOM all benefiting from PVCU DOUBLE GLAZING and GAS CENTRAL HEATING. Standing well back from the road and screened by the established garden, with a DRIVEWAY FOR SEVERAL CARS leading to the DETACHED GARAGE and good size rear garden. Although in need of some cosmetic improvement this lovely bungalow makes the ideal choice for those seeking a comfortable single storey home in this popular and convenient location.

ENTRANCE HALL

PVCu double glazed door into entrance hall with built in storage cupboard, access to loft and doors to all connecting rooms.

LOUNGE

15' 1" into bay x 13' 10" (4.6m x 4.22m)

PVCu double glazed bay window to front elevation, two radiators and gas fire.

KITCHEN DINER

12' 0" x 9' 11" (3.66m x 3.02m)

Fitted with wall and base units, stainless steel sink drainer, radiator, wall-mounted boiler, PVCu double glazed window to rear elevation and external door to side elevation.

BEDROOM ONE

13' 11" x 9' 10" (4.24m x 3m)

PVCu double glazed windows to both front and rear elevations, and two radiators.



BEDROOM TWO

9' 11" x 9' 10" (3.02m x 3m)

PVCu double glazed window to rear elevation and radiator.

SHOWER ROOM

Recently refitted with a three piece suite comprising close coupled w.c., pedestal wash hand basin and shower cubicle, chrome ladder radiator and PVCu double glazed window to side elevation.

GARAGE

Detached single garage with up and over door.

OUTSIDE

To the front of the property is a mature garden with tarmac driveway leading down the side of the property to the garage and to the rear. To the rear of the property is a garden with lawn area and paved patio, enclosed by wooden fencing.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the



authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

