



**Cowdray Close**  
Loughborough, LE11 2BW

**Asking Price Of £280,000**



## Property Features

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- TWO DOUBLE BEDROOMS
- SINGLE GARAGE
- PORCH
- CAR PORT
- BATHROOM
- LONG DRIVEWAY
- LOUNGE
- PRIVATE ENCLOSED GARDEN
- KITCHEN/DINER

## Full Description

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This DETACHED BUNGALOW sits on a SIZEABLE PLOT giving POTENTIAL FOR AN EXTENSION TO THE SIDE OR REAR. Alternatively, THERE WOULD BE ROOM TO PARK A CAMPERVAN OR CARAVAN to the side of the property. As well as a LONG DRIVEWAY leading to a CAR PORT there is space to park MULTIPLE VEHICLES, as well as having a SINGLE GARAGE at the back next to the PRIVATE ENCLOSED GARDEN. Inside, there is a GOOD-SIZED LOUNGE, then TWO DOUBLE BEDROOMS plus a BATHROOM and KITCHEN/DINER. Book your viewing today, if you are looking for a property to put your own stamp on!

### PORCH

3' 9" x 2' 3" (1.14m x 0.69m)

Access to porch via obscured double glazed doors.

### HALLWAY

13' 7" x 7' 1" (4.14m x 2.16m)

Obscured double glazed front door leading to carpeted hallway and providing access to all accommodation. Storage cupboard and radiator.

### KITCHEN/DINER

8' 11" x 10' 2" (2.72m x 3.1m)

Fitted kitchen with modern range of wall, base and drawer units and space for dining room table. Free standing electric hob with extractor fan over, space for washing machine and fridge freezer. Stainless steel sink drainer. Vinyl flooring, tiled splash back and wood paneling feature wall. PVCu double glazed windows to rear and side aspect. Door leading to side aspect. Access to boiler. Radiator.



## LOUNGE

19' 10" x 10' 11" (6.05m x 3.33m)

Good sized living area with a bright and airy feel. Neutral carpets and walls with large PVCu double glazed windows to front and side aspect. Feature gas fire place and two radiators.

## BEDROOM ONE

13' 6" x 10' 5" (4.11m x 3.18m)

Large double bedroom with carpet flooring. PVCu double glazed window to side aspect with radiator underneath.



## BEDROOM TWO

10' 8" x 10' 5" (3.25m x 3.18m)

Double bedroom with carpet flooring. PVCu window to side aspect with radiator underneath.



## BATHROOM

8' 8" x 5' 7" (2.64m x 1.7m)

The property benefits from a three piece suite comprising of close coupled W.C., wash hand basin and bath tub. Vinyl flooring and half tiled walls. Obscured PVCu window to side aspect. Radiator.



## CAR PORT

26' 3" x 8' 2" (8m x 2.49m)

Providing access to the garage and covered off road parking for multiple vehicles.



## SINGLE GARAGE

15' 10" x 7' 11" (4.83m x 2.41m)

## GARDEN

To the front of the property there is a paved driveway allowing off-street parking and a gravel area with multiple well-kept, mature hedges and trees. To the rear of the property is a large private garden again with mature hedges and trees also enclosed by wooden fencing. Access to garage and gate leading to front aspect.



## GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

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.

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

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.

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.

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.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose 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.

