



## 29, ULVERSCROFT ROAD, LOUGHBOROUGH, LE11 3PU

**\*\*\*A PLEASANTLY POSITIONED MODERN THREE BEDROOM DETACHED BUNGALOW IN NEED OF GENERAL IMPROVEMENT THROUGHOUT\*\*\*** An excellent opportunity to acquire a most appealing and enlarged THREE BEDROOM detached bungalow of brick and tiled construction requiring modernisation throughout and occupies a well established position within this popular and highly regarded residential area on the 'Forest' side of Loughborough. NO UPWARD CHAIN INVOLVED.

The property benefits from gas fired central heating and double glazing and in brief the accommodation comprises: Enclosed entrance porch, Hallway, three Bedrooms, Kitchen, Lounge 16'0 x 10'0, rear porch, Cloakroom with W.C. and Garden/Sitting room. Outside there is a generously sized rear garden, driveway providing car standing and brick built garage.

**PRICE £300,000**

**Call 01509 235534 for further information**

**ANDREW GRANGER & CO**

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## LOCATION

The property occupies a mature and secluded setting in one of Loughborough's foremost residential areas having easy access and regular bus services to all town centre amenities, convenience store on the corner of Brookside Road, additional shops on Park Road including Tesco Superstore and The University.

In addition there is access to a number of scenic walks to The Outwoods and Jubilee Wood and further road links to the M1 Motorway at Junction 23 and East Midlands Airport at Castle Donington.

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough town centre via Forest Road continuing over its junction with Epinal Way and eventually turn left into Valley Road. Turn right into Brookside Road, first left into Priory Road and immediately left into Ulverscroft Road where the property is then situated on the left hand side and will be clearly identified bearing our For Sale board.

## ACCOMMODATION

### ENCLOSED ENTRANCE PORCH

### HALLWAY

Built in store/cloaks cupboard and additional airing cupboard housing the hot water cylinder, access trap to the roof space, radiator.

### BEDROOM ONE 12'0" x 11'0" (3.67m x 3.36m)

Fitted double wardrobe with adjacent dressing table unit and cupboards over, double glazed window to the front elevation, two radiators.

### BEDROOM TWO 12'0" x 8'6" (3.67m x 2.6m)

Fitted double wardrobe with adjacent dressing table unit and cupboards over, double glazed window to the front elevation, radiator.

### BEDROOM THREE 9'3" x 7'3" (2.82m x 2.23m)

Coved ceiling, double glazed window to the side elevation, radiator.

### SHOWER ROOM

Three piece suite comprising walk in tiled shower cubicle with Mira shower unit, pedestal wash hand basin and low level W.C, pine panelled ceiling, tiled walls, double glazed window to the side elevation, radiator.

### KITCHEN 10'0" x 13'0" extending to 17'0" (3.05m x 3.97m extending to 5.2m)

Stainless steel single drainer sink unit with mixer tap, wall and floor cupboards incorporating drawer compartments with roll top work surfaces, Tricity integrated oven and Moffat four ring electric hob unit, plumbing for an automatic washing machine, Potterton gas fired oiler, double glazed windows to the side and rear elevations, radiator.



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**LOUNGE 16'0" x 10'0" (4.9m x 3.05m)**

Stone fireplace, sliding patio doors to the rear garden, further double glazed window to the side elevation, two radiators.

**REAR PORCH**

Having double glazed door to the front elevation.

**CLOAKROOM**

Two piece suite in white comprising low level W.C. and wash hand basin having tiled splash back, double glazed window to the side elevation.

**SITTING/GARDEN ROOM 11'9" x 10'0" (3.6m x 3.05)**

Sliding patio doors to the rear garden, further double glazed window to the side elevation, double radiator.

**OUTSIDE**

Formal front garden and an adjoining concrete driveway provides car standing and leads to a brick built garage having up and over door, concrete floor, lighting and power.

Gated access to the generously sized and private rear garden including lawn, shrubbery borders and established trees.

**E P C**

Rating: 'E'

**PURCHASING PROCEDURE**

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

**MONEY LAUNDERING**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

**MARKET APPRAISALS**

If you have a house to sell then we offer a Free Valuation, without obligation.

**SURVEYS**

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.



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### Ground Floor

Floor Area (Gross Internal) 87.9 sq.m. (946 sq.ft.) approx

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## LOCATION



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**Call 01509 235 534**



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