



Valley Road

Loughborough

- Extended detached bungalow
- Attractive corner plot
- Large living room with dining room off
- Open Kitchen/breakfast room
- Three spacious double bedrooms
- Two single detached garages
- Prime location forest side
- Offered with no upward chain
- EPC Rating D / Council Tax Band C / Freehold

General Description

A great opportunity to purchase a spacious extended three bedroom detached bungalow on the popular forest side close to the town centre which is being offered with no upward chain. Situated on a corner plot there are two single garages, one to the side and rear. The accommodation on offer will not disappoint compared to similar homes in the area.

Accommodation

Through the entrance hall expect to find a spacious L shaped living room, with dining room off, large open kitchen/breakfast room. There are three sizeable double bedrooms with family bathroom.

External

Gardens to the front rear and side, block paved driveway, two separate single garages.

Location

Loughborough is a vibrant University town offering an excellent range of facilities including shopping, cinema and a leisure centre. Close by there is schooling of all grades including the popular Mountfields Lodge Primary School and Woodbrook Vale Secondary School, both of which have good Ofsted ratings. The nearby M1 allows for easy access to Leicester, Derby, Nottingham and East Midlands Airport. Loughborough train station provides a regular mainline service to London St Pancras.

Agents Note

A spacious bungalow in a prime area with huge potential.



Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure

Freehold.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU. Council Tax Band C.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of East Midlands.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Ground Floor
Approx. 113.5 sq. metres (1222.2 sq. feet)



Total area: approx. 113.5 sq. metres (1222.2 sq. feet)



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