



**Pantain Road, Loughborough, LE11 3LZ**

ANDREW  
GRANGER & CO  
Part of  
SHELDON  
BOSLEY  
KNIGHT  
LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A 1960's built detached 3 bedroom bungalow situated in a sought after elevated position backing onto playing fields with views over the town in this highly sought after residential area. The accommodation has gas fired central heating (New Boiler fitted Nov 2025) and UPVC double glazed windows and doors and includes newly installed entrance porch, hall, cloakroom/w.c., lounge, kitchen, rear porch, 3 bedrooms and bathroom. Front garden with driveway leading to a single integral garage, good sized mature rear garden.

No chain



## Key Features

- GOOD SIZED DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- BACKING ONTO PLAYING FIELDS WITH VIEWS OVER THE TOWN
- GAS CENTRAL HEATING (New boiler fitted Nov 2025), UPVC D/G WINDOWS AND DOORS
- PORCH, HALL, CLOAKROOM/W.C.
- LOUNGE, FITTED KITCHEN, REAR PORCH
- 3 BEDROOMS, BATHROOM
- FRONT GARDEN, DRIVEWAY AND SINGLE INTEGRAL GARAGE
- MATURE REAR GARDEN
- NO CHAIN

**Guide Price  
£390,000**



## **VIEWINGS & DIRECTIONS**

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- back.splice.door

## **ACCOMMODATION IN DETAIL**

### **ENTRANCE PORCH**

Recently replaced with new UPVC double glazed window and door.

### **HALL**

With radiator and oak flooring.

### **CLOAKROOM/W.C.**

With suite comprising w.c. and wash basin.

### **LOUNGE**

With bay window to front and window to side, tiled open fireplace, 2 radiators.

### **FITTED KITCHEN**

With window to side, base and wall units, work surfaces, stainless steel sink top, gas hob (disconnected), electric oven, cooker hood, plumbing and space for washing machine and dish washer, pantry cupboard.

### **REAR PORCH**

With door to side path, store room.

### **BEDROOM 1**

With windows to side and rear and radiator.

### **BEDROOM 2**

With patio doors to rear giving views over the garden and playing fields beyond, radiator.

### **BEDROOM 3**

With window to side and radiator.

### **BATHROOM**

With window to side, suite comprising w.c., wash basin and bath with electric shower over, tiled splashbacks, airing cupboard housing the hot water cylinder.

### **OUTSIDE**

### **FRONT GARDEN**

With lawn and crazy paved area, shrub and flower borders, mature hedge to the front, gate and foot path to the front door, driveway giving access to the garage.





#### **GARAGE**

A single integral garage with twin doors to front, door and window to side, wall mounted central heating boiler.

#### **MATURE REAR GARDEN**

With extensive raised patio area, steps down to a lawn with hedge and fenced boundaries, backing onto local playing fields having a lovely open aspect with views over the town beyond.

#### **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.

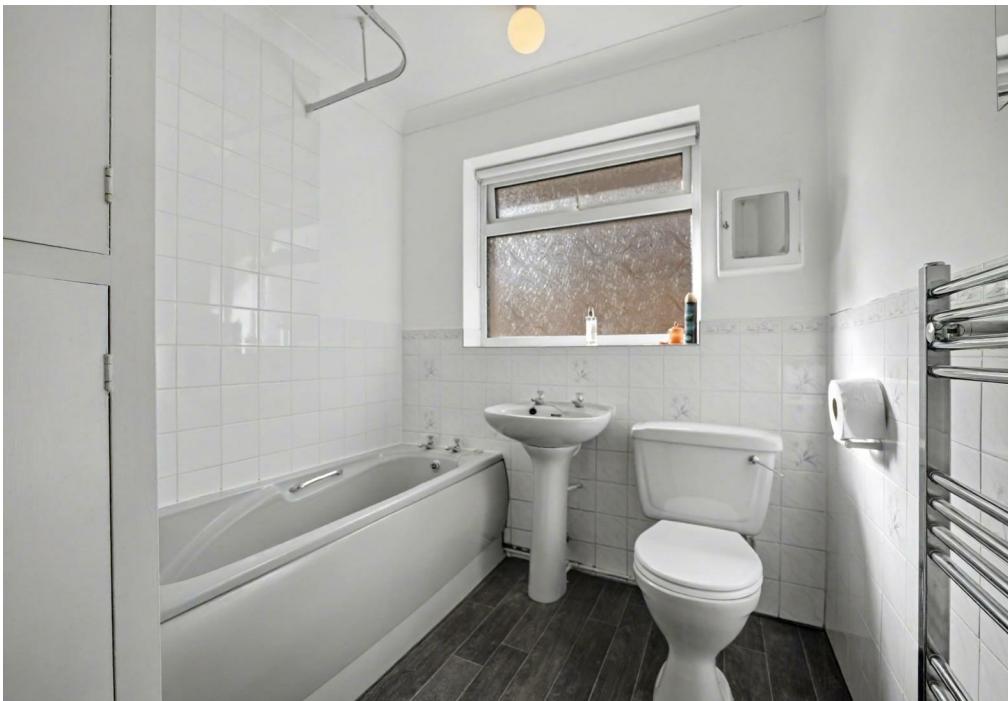
Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

#### **Money Laundering**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

#### **Conveyancing**

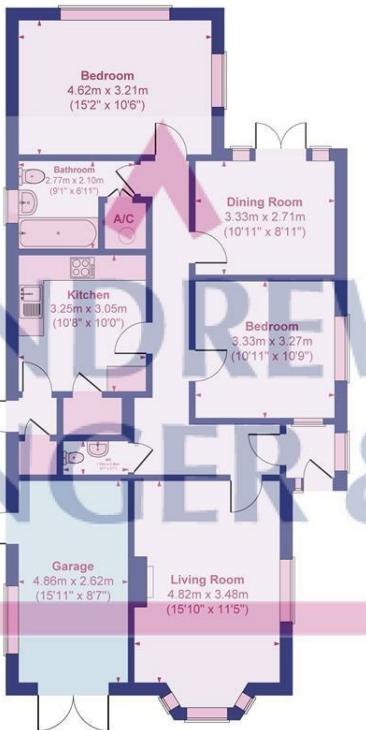
We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.





# Floorplan

Approximate Gross Internal Area  
90.4 sq. m. (973 sq. ft.)  
Garage At 12.6 sq. m. (136 sq. ft.)  
Total 103.0 sq. m. (1109 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuiltennergysurveys.co.uk

## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



EPC Rating - E

Tenure - Freehold

Council Tax Band - D

Local Authority  
Charnwood Borough Council



To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534

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