



Linford Road, Loughborough, LE11 3PH

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A well presented 2 bedroom semi-detached bungalow situated in a quiet corner position within a small cul de sac. The bungalow has the most delightful well tended and private rear garden and also offers scope to extend the accommodation further, subject to suitable planning permission. Gas central heating and UPVC double glazed windows and doors, porch, hall, lounge, fitted kitchen, conservatory, 2 bedrooms and shower room.

Outside offers a front garden and good size driveway leading to a sectional garage, to the rear is a delightful private well tended garden.

The property is offered with no upward chain.





Key Features

- VERY WELL MAINTAINED AND PRESENTED SEMI-DETACHED BUNGALOW
- SUPERB CORNER PLOT WITH DELIGHTFUL PRIVATE GARDENS
- GAS CENTRAL HEATING, UPVC DOUBLE GLAZED WINDOWS AND DOORS
- PORCH, HALLWAY
- LOUNGE WITH BAY WINDOW
- FITTED BREAKFAST KITCHEN, CONSERVATORY
- 2 BEDROOMS AND SHOWER ROOM
- DRIVEWAY AND PARKING LEADING TO SECTIONAL GARAGE
- STUNNING LANDSCAPED GARDENS
- NO UPWARD CHAIN

**Guide Price
£280,000**

VIEWINGS & DIRECTIONS

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

What 3 words location:- list.corner.silks

ACCOMMODATION IN DETAIL

ENTRANCE PORCH

With UPVC part glazed front door, glazed inner door to hall.

HALL

With radiator and loft access.

LOUNGE

15' x 10'7" (4.57m x 3.23m)

With bay window to front, radiator, stone fireplace with tiled hearth and fitted gas flame fire (gas supply pipe disconnected and capped), wall lights.

BEDROOM 1

13' x 10'7" max into wardrobe (3.96m x 3.23m max into wardrobe)

With window to rear, radiator, fitted wardrobes, dressing table and drawers.

BEDROOM 2

11' x 8'5" (3.35m x 2.57m)

With window to front and radiator.

SHOWER ROOM

5'4" x 9' (1.63m x 2.74m)

With window to side, suite comprising w.c., wash basin with vanity cupboard, walk in shower cubicle, tiled splashback and 'Mermaid Board' splashbacks to shower area, built in cupboard, radiator.

BREAKFAST KITCHEN

12'2" x 9'8" (3.71m x 2.95m)

With windows to side and rear, door to conservatory, extensive range of fitted base, drawer and wall units, work surfaces, textured sink top, electric hob and built in electric oven, pull out larder unit, space for fridge freezer, space and plumbing for washing machine, central heating boiler, heated towel rail, tiled splashbacks.

CONSERVATORY

13'5" x 9' (4.09m x 2.74m)

Of UPVC construction with a solid roof and double glazed windows to 3 sides and door to side accessing the garden, radiator.





OUTSIDE

FRONT

A good sized driveway with parking for 2 - 3 cars leading to a SECTIONAL CONSTRUCTION SINGLE GARAGE, former flower bed with slate chippings, double gates to rear garden.

DELIGHTFUL REAR GARDEN

The garden extends to the side and rear of the bungalow and offers a high degree of privacy with mature hedging, there is an extensive lawn with raised shrub and flower beds, large side patio/terrace, further secret sitting area. The garden is a particular feature of this property.

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.

Market Appraisals

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

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
73.0 sq. m. (786 sq. ft.)



Floor area 73.0 sq.m. (786 sq.ft.) approx

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Charnwood Borough Council

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



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

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS