JUDGE
ESTATE AGENTS

56 GLEN ROAD, LOUGHBOROUGH LE 2GE

£270,000

FREEHOLD

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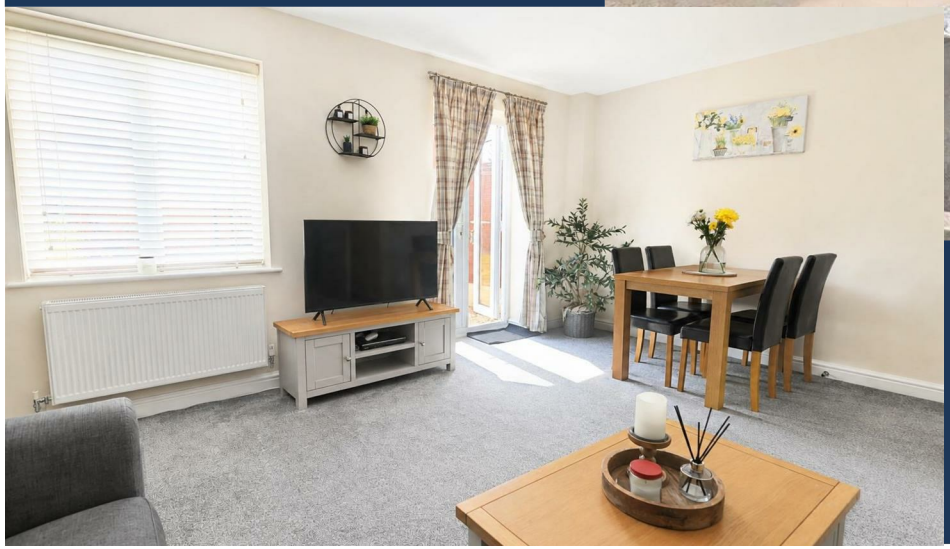

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JUDGE ESTATE AGENTS ARE DELIGHTED TO BRING TO THE MARKET THIS BEAUTIFULLY PRESENTED THREE-BEDROOM HOME, BUILT BY WILLIAM DAVIS TO THEIR POPULAR 'MEDEN' DESIGN AND BENEFITING FROM A DETACHED GARAGE, A NON-OVERLOOKED REAR ASPECT AND NO UPWARD CHAIN. THE PROPERTY OCCUPIES A POPULAR POSITION WITHIN THE SOUGHT-AFTER GRANGE PARK DEVELOPMENT.

THE ACCOMMODATION INCLUDES AN ENTRANCE HALL, GROUND-FLOOR WC AND FITTED KITCHEN. TO THE REAR IS A GENEROUSLY SIZED LOUNGE AND DINING AREA WITH FRENCH DOORS OPENING ONTO THE GARDEN.

ENTRANCE HALL
Entered via the front door, with stairs rising to the first floor and doors providing access to the ground-floor accommodation.

WC
Window to front elevation, two piece white suite comprising of low level flush WC and hand wash basin. Vinyl flooring, radiator and extractor fan

KITCHEN 11'10" x 8'9"
Fitted with a range of wall and base units, work surfaces and a stainless-steel sink and drainer. Integrated appliances include a fridge freezer and electric oven, with a gas hob and extractor hood over. There is also space and plumbing for a washing machine, vinyl flooring, recessed ceiling spotlights and a window to the front elevation.

LOUNGE DINING AREA 16'2" x 14'6"
A generously sized reception room providing ample space for both lounge and dining furniture, with a window and French doors opening onto the rear garden. The room also benefits from a useful storage cupboard.

FIRST FLOOR LANDING
With doors providing access to all three bedrooms and the family bathroom, together with a useful storage cupboard and loft access.

BEDROOM ONE 11'4" x 9'4"
With doors providing access to all three bedrooms and the family bathroom, together with a useful fitted wardrobe, carpeted flooring and radiator.

BEDROOM TWO 10'11" x 8'9"
A well-proportioned double bedroom with a fitted wardrobe, radiator, carpeted flooring and window to the front elevation.

BEDROOM THREE 8'8" x 7'1"
With a window to the front elevation, radiator and carpeted flooring.

FAMILY BATHROOM
Fitted with a three-piece suite comprising a panelled bath with shower over and glass screen, wash hand basin and WC. With complementary wall tiling, vinyl flooring, radiator and a window to the rear elevation.

FRONT OF PROPERTY
A pathway leads to the front entrance beneath a covered canopy, with low-maintenance planted beds and decorative slate borders.

REAR OF PROPERTY
The enclosed rear garden is mainly laid to lawn with planted borders, paved seating areas and a pathway leading to gated rear access. The garden enjoys a pleasant degree of privacy and provides access to the detached garage.

GARAGE AND PARKING
A single brick-built garage forming part of a block of two, with an up-and-over door, power and lighting. Driveway parking positioned to the front.

GLEN ROAD, GRANGE PARK
Glen Road is situated within the popular Grange Park development on the southern side of Loughborough. The area is well placed for access to local schools, everyday amenities and Loughborough town centre, with its wide range of shops, cafés and leisure facilities. Excellent road links are available via the A6, A512 and A6004, providing convenient travel towards Leicester, Nottingham and the surrounding villages. Loughborough University and the town's railway station are also within easy reach.

VIEWINGS
We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

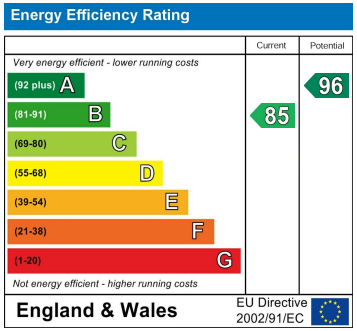
3) Watch our virtual viewing video

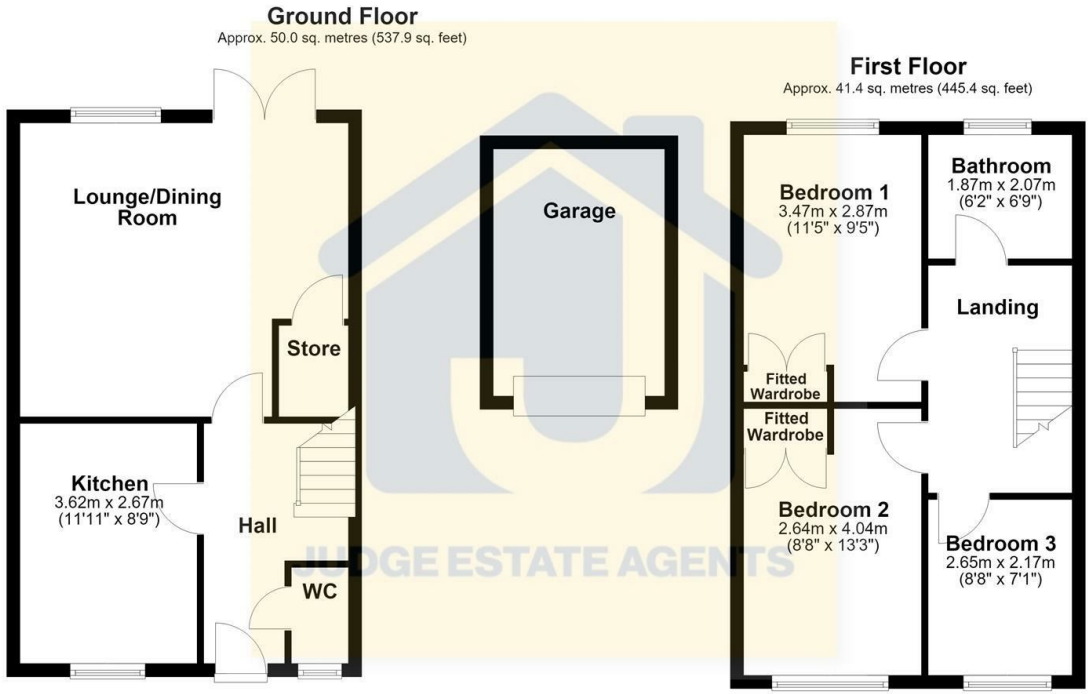
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS AND FLOORPLAN
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

MONEY LAUNDERING
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

DISCLAIMER
In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.
Please be advised our vendor is a relation to a member of staff





Total area: approx. 91.4 sq. metres (983.3 sq. feet)

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. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
We always like any potential purchaser to follow our four steps:

1. **Read property description**
2. **Look at floorplan**
3. **Watch our virtual viewing video**
4. **Please provide and assist proof of affordability**

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

LET'S TALK

0116 236 7000 | judgeestateagents.co.uk | sales@judgeestateagents.co.uk | 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

Money laundering
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1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.