



Burfield Avenue
Loughborough, LE11 3AZ

£299,950

Property Features

- FLEXIBLE ACCOMMODATION
- LOUNGE
- DINING ROOM/BEDROOM THREE
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- SHOWER ROOM PLUS ADDITIONAL W.C.
- DOUBLE GARAGE
- OFF ROAD PARKING

Full Description

This LOVELY DETACHED BUNGALOW offers FLEXIBLE LIVING with TWO DOUBLE BEDROOMS plus an ADDITIONAL DINING ROOM which can be used as a THIRD BEDROOM. With LOUNGE, kitchen and CONSERVATORY, and SHOWER ROOM plus additional w.c., there is a great feeling of space throughout. Sat on a CORNER PLOT, with a DOUBLE GARAGE and OFF ROAD PARKING, this bungalow offers lots of space inside and out, whilst being just a stone's throw from the TOWN CENTRE!

ENTRANCE HALL

Front door into hallway with cupboards, radiator, doors to dining room/third bedroom, lounge, kitchen and inner lobby.

DINING ROOM/BEDROOM THREE

12' 0" x 11' 11" (3.66m x 3.63m)

PVCu double glazed windows to front and side elevation, Adam style fireplace with gas fire and radiator.

LOUNGE

14' 6" into bay x 14' 1" (4.42m x 4.29m)

PVCu double glazed bay window to side elevation, wall mounted electric fire and radiator.

KITCHEN

10' 3" x 8' 6" (3.12m x 2.59m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, integrated electric double oven, electric hob, stainless steel overhead extractor fan, space for fridge freezer, under counter space with plumbing for washing machine, access to pantry area with laminate work surface, PVCu double glazed windows to side elevation and door to outside.



INNER LOBBY

PVCu double glazed window to side elevation, radiator and doors to shower room, conservatory, bedroom one and bedroom two.

SHOWER ROOM

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and shower cubicle, radiator and PVCu double glazed window to rear elevation.

CONSERVATORY

12' 10" x 6' 10" (3.91m x 2.08m)

Of brick and PVCu construction with French doors to outside.

BEDROOM ONE

12' 0" x 10' 2" (3.66m x 3.1m)

PVCu double glazed windows to rear and side elevation, radiator and fitted wardrobes.

BEDROOM TWO

13' 0" x 9' 0" (3.96m x 2.74m)

PVCu double glazed windows to side elevation, radiator, original fireplace and cupboard.

GARAGE

Detached double garage fitted with two up and over doors and personnel door into garden and parking in front.

OUTSIDE

On a corner plot with low maintenance gardens consisting of a lawn garden to the front and patio areas to the rear and side.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Ben or Katie to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the



dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

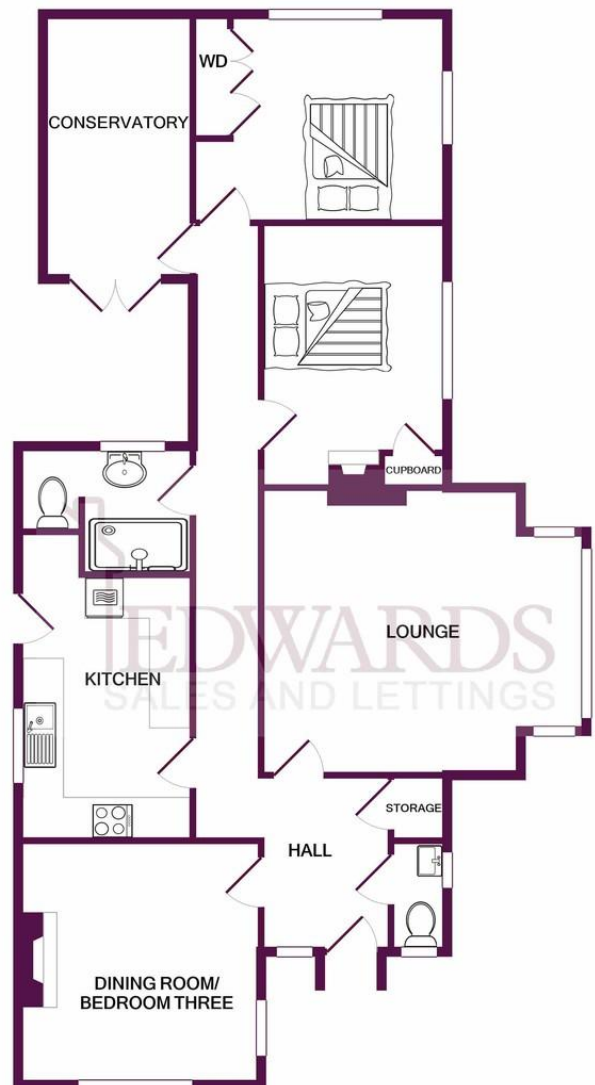
General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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