



## 2A, PARKLANDS DRIVE, LOUGHBOROUGH, LE11 2TB

**\*\*\*BEAUTIFULLY MAINTAINED MODERN TWO BEDROOM SEMI DETACHED HOUSE FORMING AN OUTSTANDING STARTER HOME OR INVESTMENT OPPORTUNITY\*\*\*** An individually styled and tastefully appointed modern TWO BEDROOM semi detached house of brick and tiled construction which provides deceptively spacious and extremely well presented accommodation with gas fired central heating and upvc double glazing and occupies an attractive setting within this highly regarded residential area on the 'Forest' side of Loughborough. VIEWING HIGHLY RECOMMENDED & NO UPWARD CHAIN INVOLVED.

In brief the stylish accommodation may be described as: Entrance porch, Lounge/Diner 13'9 x 12'0", inner hallway, downstairs Shower room & fitted Kitchen with integrated oven and hob. Landing, two good sized Bedrooms & Bathroom having white suite. Block paved driveway to the side of the property provides car standing and fully enclosed rear garden.

**PRICE £199,950**

**Call 01509 235534 for further information**

**ANDREW GRANGER & CO**

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## LOCATION

The property occupies an already established and convenient setting within the popular and much favoured residential area having easy access and bus services to all town centre amenities and close to Tesco Supermarket and local shops on Park Road.

There is further access to The University and Loughborough train station and road links to the A6 bypass, A46 Western Bypass and M1 Motorway at junction 23.

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough town centre via Forest Road and turn left at the traffic island into Epinal Way. On reaching the second roundabout turn right into Park Road and then take the first right turning into Parklands Drive. The property is then situated on the left hand side.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Having upvc double glazed front door, tiled floor, upvc double glazed window to the front elevation, double radiator.

#### LOUNGE/DINER 13'9" x 12'0" (4.2m x 3.67m)

Honeywell wall mounted central heating thermostat, staircase to the first floor, upvc double glazed window to the front elevation, double radiator.

#### INNER HALLWAY

Under stairs store cupboard, radiator.

#### SHOWER ROOM

Three piece suite in white comprising tiled shower cubicle, pedestal wash hand basin and low level W.C, half tiled walls, extractor fan, upvc double glazed window to the rear elevation, tiled floor, radiator.

#### KITCHEN 9'6" x 9'3" (2.9m x 2.82m)

Stainless steel single drainer sink unit with mixer tap, light wood effect wall and floor cupboards incorporating drawer compartments with roll top work surfaces and tiled surrounds, Lamona integrated oven and four ring gas hob unit, stainless steel extractor over, plumbing for an automatic washing machine, Glow worm gas fired boiler serving the hot water and central heating systems, upvc double glazed window to the rear elevation, further double glazed door to the rear garden, double radiator.

### FIRST FLOOR

#### LANDING

Access trap to the roof space, radiator.

#### BEDROOM ONE 8'9" x 13'9" overall (narrows to 10'6") (2.68m x 4.2m overall (narrows to 3.22m))

Upvc double glazed window to the front elevation, radiator.

#### BEDROOM TWO 8'9" x 7'9" (2.67m x 2.37m)

Upvc double glazed windows to the side and rear elevations, radiator.

#### BATHROOM

Three piece suite in white comprising panelled bath with mixer tap, pedestal wash hand basin and low level W.C, half tiled walls, built in store cupboard, extractor fan, upvc double glazed window to the rear elevation, floor covering, double radiator.



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## OUTSIDE

Block paved driveway to the side of the property providing car parking and gated access to the fully enclosed rear garden having central lawn with paved pathway behind close boarded fencing. Timber garden shed.

## E P C

Rating: 'C'

## 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. If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

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## MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

## MARKET APPRAISALS

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

## SURVEYS

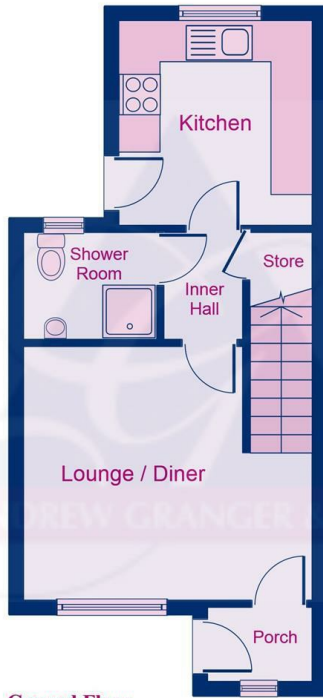
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.



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**Ground Floor**

Floor Area (Gross Internal) 33.0 sq.m. (355 sq.ft.) approx

Created using Vision Publisher™



**First Floor**

Floor Area (Gross Internal) 31.1 sq.m. (335 sq.ft.) approx

Created using Vision Publisher™

**LOCATION**



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**Call 01509 235 534**

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