

Castledine Street  
Loughborough, LE11 2DX



No upward chain. Located on a highly regarded private road in the heart of Loughborough, with easy access to the nearby endowed schools and the amenities offered in the town centre.

Guide Price £395,000



John German 

Offered to market with no upward chain and enjoying a fantastic position on this highly regarded private road, this detached bungalow offers spacious accommodation, within easy walking distance of the endowed schools and also having the town centre amenities and university within easy reach. Well suited for commuters, Loughborough offers access to the M1, commutable to Leicester and Nottingham.

The property itself is set back from the road, with a mature frontage being laid largely to lawn. The driveway provides off road parking, with double gates providing access to the side of the house.

The front entrance door opens to the hallway, with access off to the various bedrooms and living space.

The main lounge features a window to the front aspect with an open archway through to the spacious dining room, with patio doors opening to the rear aspect and being adjacent to the kitchen.

Comprising a range of both eye level and base units with work surface over, the kitchen has a window overlooking the rear garden and integrated appliances including oven, gas hob and overhead cooker hood, stainless steel sink and drainer unit and additional appliance space for a freestanding fridge/freezer and washing machine.

The property benefits from three well proportioned double bedrooms, all serviced by the family bathroom.

The bathroom is sizeable enough to host both a panelled bath and separate shower cubicle, low level wc, pedestal hand wash basin and chrome heated towel rail.

Externally, the rear garden is laid largely to lawn, with planted and maintained borders, in addition to a patio area at the immediate rear of the property. The space to the side offers a storage area with gated access out to the driveway.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/14062023

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band E







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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