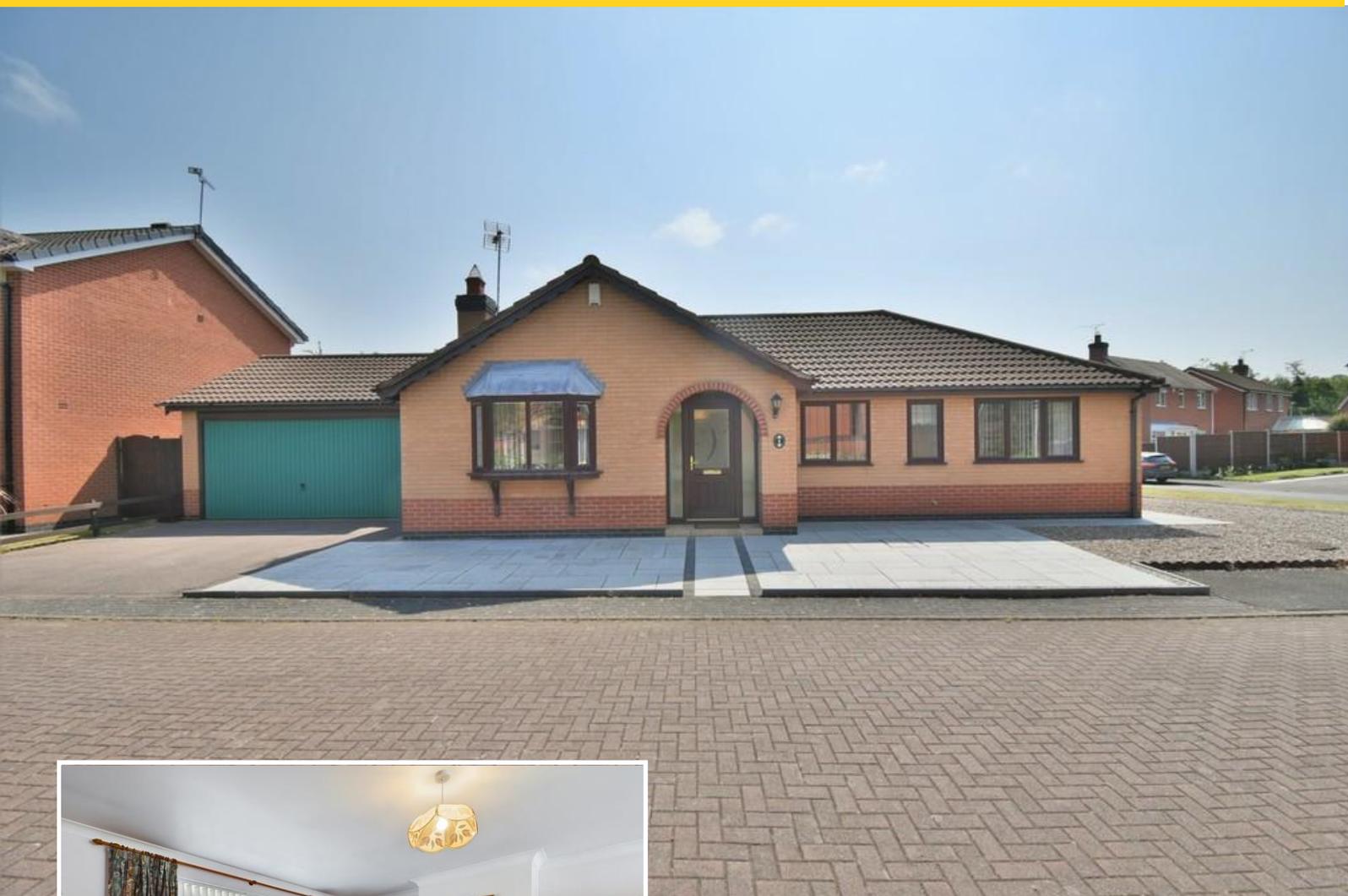


# Whitby Close

Loughborough, LE11 4FY



Boasting an ensuite, open plan lounge/diner, utility room and a fantastic corner plot, this sizeable detached bungalow is offered to the market with the benefit of no upward chain.

Offers in Region of £375,000



John German 

Enjoying a secluded position towards the outskirts of Loughborough, this fantastic bungalow is offered to market with no upward chain, benefiting from a corner plot with low maintenance gardens, off-road parking and a detached double garage.

With the front door opening to the porch, a further door leads through to the main hallway. From here, glazed double doors open to the lounge/diner, access to the kitchen with the hallway continuing through and providing access to the bedrooms.

The open plan lounge diner is an impressive reception space having a window to the front and French patio doors opening out to the rear. The gas fireplace with surround offers a focal point of the room.

The adjacent kitchen comprises both wall and base level storage units with work surface over, an integrated oven, gas hob and overhead extractor, one and half bowl sink and drainer unit and appliance space for a fridge/freezer. The utility offers further storage and work surface with an additional sink unit and appliance space with plumbing for washing machine. From here, a door opens to the glazed rear porch, providing access out to the garden.

The first of the three bedrooms is an impressive double boasting a range of integrated storage, window and benefit of its own ensuite shower room which is part tiled and comprises enclosed shower cubicle, low-level WC and hand wash basin.

Bedroom two is another double, again having built-in storage and aspect over the rear garden.

Bedroom three has been utilised as a sitting/dressing room and would make a comfortable single if required. It could also work well as a study or hobby room.

Servicing bedrooms two and three, the bathroom is part tiled and has a suite comprising panelled bath with shower over, low-level WC and pedestal hand wash basin.

Externally, the rear garden has been landscaped to create a functional and low maintenance space, incorporating sweeping curves laid largely to patio and stone with fenced boundaries and planted borders. In addition to gated side access to the driveway, there is also a rear door to the detached double garage featuring an electric up and over door to the front.

**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/19062023

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



John German

Approximate total area<sup>(1)</sup>  
1199.34 ft<sup>2</sup>  
111.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

[loughborough@johngerman.co.uk](mailto:loughborough@johngerman.co.uk)

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent