

Castledine Street

Loughborough, LE11 2DX



Offered to market with no upward chain this superbly presented bungalow enjoys a fantastic plot on what is a highly regarded and exclusive address, close to the amenities of the town centre.

Guide Price £300,000

John German 

Enjoying a superb and prominent plot at the end of what is a highly regarded private road, this detached bungalow is very well presented, offering a fantastic opportunity for those looking to downsize on the Forest side of Loughborough.

Set back with a low walled frontage and gated driveway, the side door opens to a useful porch, in turn leading in to the centrally positioned hallway with characterful parquet flooring, allowing the property a versatile layout with doors leading off.

In its current configuration, the property has two reception rooms and one double bedroom, although what is currently the formal dining room has the potential to be another generous double bedroom.

The lounge is the primary reception room, incorporating a fantastic garden room extension to the rear, providing a bright and inviting space to sit and enjoy views out over the rear garden.

The double bedroom is at the rear of the property. It has a large window looking out over the back garden.

Having been refitted, the kitchen diner is appointed with a variety of both wall and base storage units and work surface over. There is appliance space for a cooker, fridge freezer and washing machine, with the dining area situated beneath the double glazed window to the front aspect.

There is also a door to the side, opening to a sheltered lean-to extension, which offers access to both the front and rear of the property.

Positioned adjacent to the kitchen, the dining room features a double glazed bay window to the front, as well as a high level window to the side, allowing natural light to flood in.

This would be well suited for use as another double bedroom.

Adjacent to the bedroom is the bathroom which is part tiled and hosts a white suite, with panelled bath and shower over, pedestal hand wash basin, low level wc and a heated towel rail.

There are two useful storage cupboards located off the entrance hallway, with there also being a garage offering parking or additional storage space. This has light and electric point, with an up and over door to the front along with pedestrian access door to the rear.

The garden is laid largely to lawn, with a variety of planted borders hosting plants and shrubs and having both fenced and walled boundaries.

Castledine Street is a highly regarded private road located just a short distance from the amenities of the town centre, having a variety of characterful housing

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA04032024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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