

Thorpe Acre Road

Loughborough, LE11 4LF



This one of a kind bungalow is set back from the road enjoying a secluded and sizeable plot. Constructed in 2018, it offers ample off road parking, front and rear gardens and two double bedrooms.

Guide Price £300,000

John German

Having been constructed by the present owners in 2018, this one of a kind detached bungalow enjoys a superb position, being set well back from the road with a large frontage offering off road parking as well as a front garden.

The bungalow itself is modern and very well presented, featuring two double bedrooms with double glazed windows looking out on to the private front aspect.

These are serviced by the stylish bathroom which comprises a white suite, with panelled bath and shower over, low level WC, hand wash basin, heated towel rail and part tiling.

With patio doors opening to the rear, the lounge provides a well proportioned and inviting reception space and is situated adjacent to the kitchen diner.

The kitchen/diner has contrasting white wall and base units, with black work surface and tiled splashbacks. There is an integrated oven, gas hob and overhead extractor, with additional appliance space for a washing machine, dishwasher and large American style fridge/freezer.

From the dining area, a door opens to the garden room which provides an addition seating area and offers views out over the garden with it being glazed on three sides.

The rear garden has been landscaped to incorporate a patio and lawn, as well as a sizeable garden shed. There are planted and maintained borders hosting a variety of plants and shrubs.

Gated side access leads round to the front of the property, with the low maintenance frontage also giving access to the detached garage having up and over door to the front.

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: Gas

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

Broadband type: TBC

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

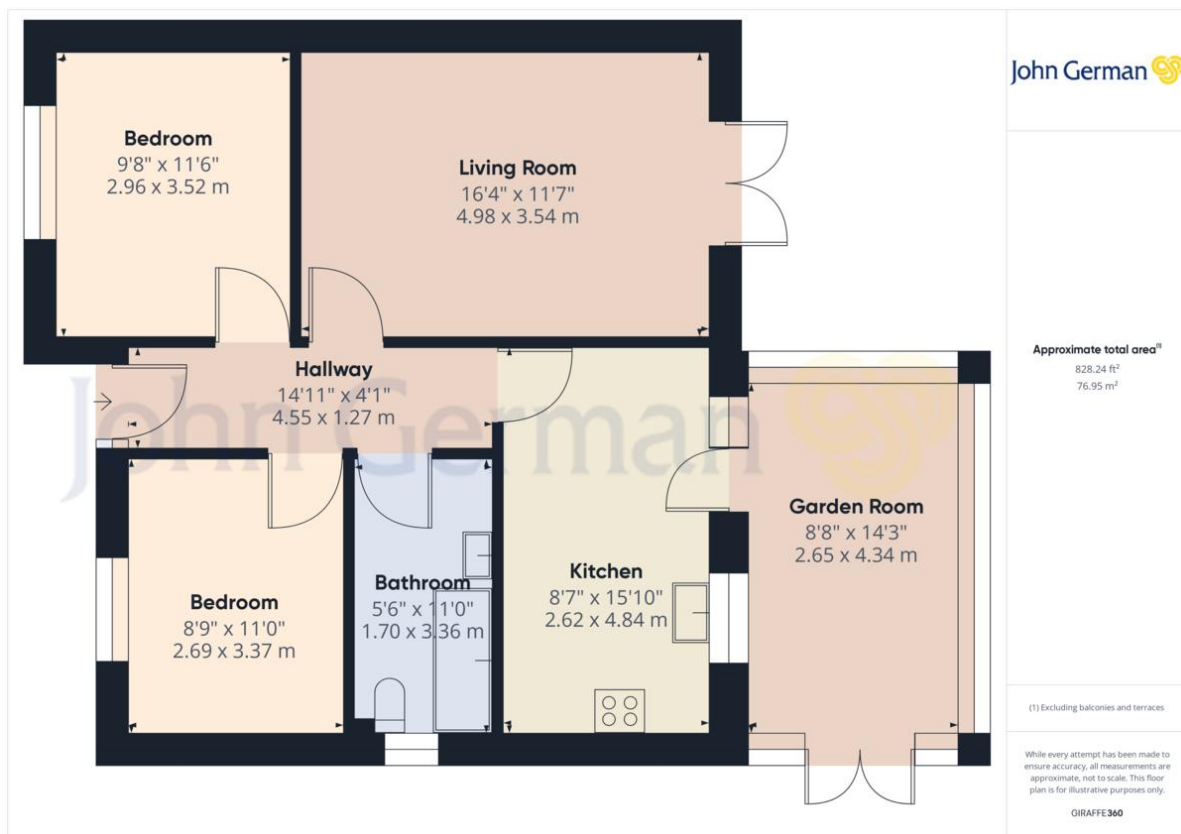
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/27032024

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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