



DRAFT DETAILS

**369 PARK ROAD, LOUGHBOROUGH,
LEICESTERSHIRE, LE11 2HQ**



£350,000

Freckeltons are delighted to offer this well presented three double bedoomed bungalow located in a quiet popular area in Loughborough. The property is composed by an entrance hall leading to the inner hallway, lounge, separate dining room, kitchen, a conservatory and a family bathroom. Two of the three double bedrooms includes en-suites. On the rear there is an attractive garden with a side drive leading to a brick built garage. An early inspection is recommended. On the front there is ample space for parking. We recommend viewings to appreciate the location and layout of the property. EPC to be confirmed.

**THINKING OF SELLING?
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Residential Sales

ENTRANCE HALL

uPVC double glazed entrance door, cornice to ceiling , ceiling spot lights and laminate flooring.

INNER ENTRANCE HALLWAY:

With coving to ceiling and spotlights. Access to roof space. Two central heating radiators. Cupboard housing the combination boiler and gas and electric meters.

LOUNGE 4.24m x 3.61m (13' 11'' x 11' 10'')

With double glazed bay window to front elevation. Feature fireplace with gas fire. Three wall lights. Coving to ceiling and spot lights.

DINING ROOM 3.02m x 3.05m (9' 11'' x 10' 0'')

Double glazed patio doors. Coving to ceiling and spot lights. Dado rail and laminate flooring. Central heating radiator.

CONSERVATORY 2.74m x 3.66m (9' 0'' x 12' 0'')

of uPVC double glazed construction. T.V point. Tiled flooring with under floor heating. Central heating radiator. Double doors leading to the rear garden .

KITCHEN 3.02m x 3.05m (9' 11'' x 10' 0'')

With a range of base and eye level units with work surfaces, inset sink unit, ceramic tile splash backs. Electric cooker with cooker hood, space and plumbing for appliances. There is a tiled floor, coving to ceiling and spot lights. Central heating radiator. Archway leading to the dining room and stable style door leading to the conservatory.

BEDROOM 1 5.82m x 3.48m (19' 1'' x 11' 5'')

Double glazed window. Central heating radiator. Coved ceiling with spot lights. Two central heating radiators. Patio doors to conservatory.

EN-SUITE 1.83m x 1.17m (6' 0'' x 3' 10'')

Double glazed window Shower cubicle with electric shower. Wash hand basin. Low flush W.C. Extractor fan. Towel radiator. Full height tiling to walls.

BEDROOM 2 3.61m x 4.85m (11' 10'' x 15' 11'') with double glazed window and central heating radiator. Coving to ceiling and ceiling spot lights. Access to loft space.

EN-SUITE 1.78m x 0.89m (5' 10'' x 2' 11'')

Double glazed window. Shower cubicle with electric shower. Wash hand basin. Low flush W.C. Extractor fan. Part tiled walls. Tiled effect laminate flooring and coving to ceiling.

BEDROOM 3 / OFFICE 4.24m x 3.02m (13' 11'' x 9' 11'')

Central heating radiator. Coving and spotlights to ceiling.

BATHROOM 2.44m x 1.7m (8' 0'' x 5' 7'')

Fitted with a three piece suite comprising; Corner 'Whirlpool' bath, pedestal wash hand basin, low flush W.C. Partial wall tiling, two towel radiators, double glazed window, coving to ceiling, ceiling spotlights.



SERVICES: All services are connected. Freckeltons have not tested the services and appliances and interested parties should make their own investigations.

TENURE/POSSESSION: We understand the property to be freehold and vacant possession will be given upon completion of the sale.

LOCAL AUTHORITY: Charnwood Borough Council, Southfields, Loughborough 01509 263151

PURCHASE PROCEDURE: Prior to applying for a mortgage or instructing a Solicitor please contact our office to ascertain that the property is still available. We will be pleased to arrange for a Solicitor to act on your behalf if necessary.

MONEY LAUNDERING: Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002 any successful purchasers who are proceeding with a purchase will be asked for identification ie a passport, driving licence or recent utility bill. This evidence will be required prior to Solicitors being instructed in the purchase.

VIEWING: Strictly by prior appointment through ourselves.

IMPORTANT NOTE: All dimensions and floor plans are approximate and given for guidance only. Any statements regarding services, appliances and installations are based upon information given by the Vendor and do not warrant their condition. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this firm has the authority to make any representation or warranty in respect of the above. Details produced on the 22nd December 2025. We are members of The Property Ombudsman scheme.



Ground Floor

