



A well-presented two-bedroom detached bungalow offering comfortable, single-storey living, off-road parking and a garage, complemented by a generous rear garden with excellent potential to extend in to (subject to permissions), being sold with no onward chain.

£240,000

John German

This wonderful home would make a perfect purchase for first time buyers, professional couples or those wishing to downsize.

The property is located within easy reach of a wide range of local amenities, including Kegworth Primary School, secondary schools in Long Eaton and Loughborough, Loughborough University, Sutton Bonington UON Campus, supermarkets, independent shops, boutiques, pubs and restaurants. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M1 and A50, regular bus service. East Midlands Parkway Station is approximately 10 minutes away by car and Loughborough Railway Station approximately 15 minutes away, providing links to London and Edinburgh. East Midlands Airport is only 5 minutes away by car.

Accommodation comprises; two bedrooms, family bathroom, lounge and kitchen.

Externally, the property benefits from a large rear garden predominantly laid to lawn, providing plenty of scope for landscaping, extension or simply enjoying the outdoor space. To the front, the property offers off-road parking along with a garage, adding to the practicality and appeal of this attractive bungalow.

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

Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:**

**Parking:**

**Electricity supply:**

**Water supply:**

**Sewerage:**

**Heating:**

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

**Broadband type:** 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:** North West Leicestershire District Council / Tax Band C

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

**Our Ref:** JGA/29012026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

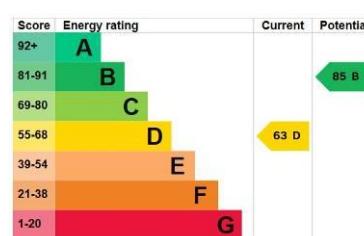
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John German



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#### Agents' Notes

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#### 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.