



390, PARK ROAD, LOUGHBOROUGH, LE11 2HN

***** A PLEASANTLY POSITIONED TWO BEDROOM DETACHED BUNGALOW OFFERED WITH EARLY VACANT POSSESSION***** A most appealing bay fronted TWO BEDROOM detached bungalow of brick and tiled construction which provides well proportioned accommodation requiring some further cosmetic modernisation and improvement and occupies a mature setting within this sought after and popular residential area. **VIEWING RECOMMENDED.**

The property benefits from gas fired central heating and double glazing and in brief the accommodation may be described as: Entrance hall, Lounge 13'9 x 11'9, Breakfast Kitchen, two Bedrooms, Conservatory, Bathroom and separate W.C.

PRICE £225,000

Call 01509 235534 for further information

ANDREW GRANGER & CO

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LOCATION

The property occupies an attractive setting within this much favoured and conveniently placed residential area having bus services and easy access to all town centre amenities, Loughborough University, schooling for all ages including Outwoods Edge Primary School and Woodbrook Vale Academy and close to local shops and Tesco Superstore on Park Road itself.

In addition there are excellent road links to the Epinal Way inner ring road, A6 bypass to Leicester City Centre and M1 Motorway at junction 23 and further access to a number of scenic walks towards Jubilee Wood and the Outwoods.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

Leave Loughborough town centre via Forest Road and turn left at the traffic island into Epinal Way. On reaching the second roundabout turn right into Park Road where the property is eventually situated towards the top of the hill and will be clearly identified bearing our For Sale board.

ACCOMMODATION

ENTRANCE HALL

Having upvc double glaze front door and side screens, built in store and adjacent airing cupboard housing the hot water cylinder, access trap to the roof space, Satchwell wall mounted central heating thermostat, radiator.

LOUNGE 13'9" x 11'9" (4.2m x 3.6m)

Including upvc double glazed bay window to the front elevation, coved ceiling, fitted gas fire with polished wood surround and adjacent store cupboards, double radiator.

BREAKFAST KITCHEN 10'0" x 10'0" (3.05m x 3.05m)

Having upvc double glazed bay window to the rear elevation with inset sink unit having mixer tap, base cupboards with roll top work surfaces and tiled surrounds, fitted double wall cupboards with sliding glazed doors, gas and electric cooker points, plumbing for an automatic washing machine, Ideal gas fired boiler serving the hot water and central heating systems, upvc double glazed window to the side elevation, further upvc door to the rear garden, double radiator.

BEDROOM ONE 13'9" 10'0" (4.2m 3.05m)

Upvc double glazed windows to the front and rear elevations, double radiator.

BEDROOM TWO 10'0" x 10'0" (3.05m x 3.05m)

With radiator and a pair of leaded light French doors to the:

CONSERVATORY OFF 10'3" x 9'6" (3.12m x 2.90m)

Upvc double glazing throughout with additional door to the private rear garden.



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BATHROOM

Two piece suite in white comprising cast iron bath and pedestal wash hand basin, half tiled walls, upvc double glazed window to the side elevation, radiator.

SEPARATE W.C.

Low level W.C. and upvc double glazed window to the side elevation.

OUTSIDE

Formal front garden having paved and lawned areas with shrubbery borders behind stone retaining wall and an adjacent tarmacadam driveway provides off street car standing.

Access to the side of the property leads to additional hard standing and a detached timber and asbestos store/garage. The enclosed and private rear garden includes lawn and mature shrubbery/herbaceous borders behind close boarded fencing.

E P C

Rating: 'E'

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.



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Floor Plan

Floor Area (Gross Internal) 77.0 sq. m. (829 sq. ft.) approx

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LOCATION



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Call 01509 235 534



loughborough@andrewgranger.co.uk
 Andrew Granger & Co. 2 High Street,
 Loughborough, Leicestershire LE11 2PY
 www.andrewgranger.co.uk