



£275,000

Linford Road, Loughborough LE11 3PH

Bungalow | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- No Upward Chain
- Detached Bungalow
- Two Double Bedrooms
- Forest Road Side of Loughborough
- Shower Room
- Entrance Hall
- 'Lean To'
- Garage
- Off Road Parking

Main Particulars

A two-bedroom detached bungalow requiring modernisation offers a wealth of potential and is offered to the market with no onward chain. The property sits within Forest Road side of Loughborough on Linford Road. The bungalow comprises of hallway, kitchen, lounge, family shower room, two bedrooms, 'lean-to', summer house, garage and off-road parking.

Porch – 2.13m x 2.06 (6' 9" X 6' 7") - uPVC door leading into the porch area with carpet floor tiles and a wooden door into the hallway.

Entrance Hall – 4.39m x 1.71m (14' 4" X 5' 6") - This entrance hall is the heart of the home allowing access to all rooms. Radiator, cupboard for storage and loft access.

Lounge - 5.37m x 3.35m (17'5" x 11'5") - The lounge is perfectly situated with dual aspect windows not only to the front and rear but also to the side of the property. The focal point of the room is an electric flame effect fire with hearth and Adams style wood fire surround. Wood flooring, radiator and TV point.

Kitchen – 3.52m x 2.94m (11' 5" x 9'6") - Fitted with a range of eye level and low-level units and drawers, roll top worksurface and part wall tiles, stainless sink and chrome taps. Freestanding electric cooker, space and plumbing for washing machine, fridge, and freezer. Vinyl floor covering, uPVC window to front elevation, window and door to side elevation allowing access to the 'lean to' and garage.

Bedroom One – 3.90m x 3.72m (12' 7" x 12'2") - Large double bedroom situated at the rear of property. Radiator and carpet floor covering.

Bedroom Two – 3.48m x 2.91m (11'5" x 9'5") - A double size bedroom with window to rear elevation, radiator, carpet floor covering.

Bathroom - 2.62m x 2.28m (8'5"x 7'4") - Situated at the side of the property, this bathroom has an opaque window, pedestal wash hand basin, wall heater and electric radiator, WC, shower tray and glass shower screen, mixer taps, part tiled walls, radiator, airing cupboard housing water tank.

Lean-To – Fantastic use of space an enclosed 'lean to' at the side elevation, provides access via a uPVC door to the side of the property, garage and rear garden. With light, electric and water tap.

Garage – 5.37m x 2.76m (17'6" x 9') – Large than average with up and over garage door, wooden side door, large window, electric and light.

OUTSIDE

The property is situated on a corner plot where the garden in the main wraps around. To the front is a paved driveway allowing access for parking and to the garage. Low level brick wall sets the boundary with shrubs, bushes, flower borders and lawn. Paved walkway allows access to the front porch. The rear garden is paved with a summer house.

FLOOR PLAN(S)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or any statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	24 F	
1-20	G		

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