

# Holdings

A Modern Estate Agent



**32 Sandalwood Road, Loughborough, LE11 3PS**

**Offers over £350,000**

Holdings Estate Agents are delighted to bring to market this substantial detached dormer bungalow. The property is situated on an excellent corner plot within this highly sought after Forest Side address in Loughborough. Offered to market with NO UPWARD CHAIN and accommodation comprising entrance hall, living/dining room, kitchen, conservatory, additional reception room, bathroom and three bedrooms upstairs one complete with an en-suite. The property also has off road parking for several vehicles, single garage and low maintenance garden to the rear.

## Summary

Upon entry to the property via the side passage there is the main door into the entrance hall.

The entrance hall provides access to the lounge, bathroom, kitchen and reception room in turn leading to the conservatory. There are stairs rising to the first floor and a useful storage cupboard beneath.

The kitchen is fitted with a matching range of wall and base units with countertops above. It benefits from an inset sink/drain, integrated electric oven, induction hob with stainless steel extractor hood over, integrated microwave, integrated dishwasher, integrated fridge and a large window to the rear elevation providing a nice view over the garden and side door out to the driveway and garage.

The lounge is a very well proportioned room situated at the front of the property spanning the full length of the house, it also has a dual aspect with a large window to the front and side elevations. This room provides sufficient space for a sofa suite and dining if required and there is a feature fireplace in here too.

Reception room - Located just off the hallway is the second of three reception rooms, it is a great sized room and has glazed doors opening directly into the conservatory. The conservatory provides an excellent view over the rear garden and is complete with a normal roof, glazing to two elevations, vaulted ceiling and French doors opening out to the patio area and garden beyond.

Finishing the accommodation on the ground floor is the main bathroom, it is fitted with a three piece suite comprising bath with a shower over, low flush w.c., pedestal wash hand basin and frosted window to the side elevation.

Ascending upstairs you arrive on the landing, this provides access to all three bedrooms.

There are two comfortable double rooms situated upstairs, one of which has fitted wardrobes and an en-suite shower room.

The remaining bedroom would be a small single room, it is currently used as a dressing room complete with fitted wardrobe storage.

Outside you find the property situated on a corner plot with a wrap around low maintenance garden to the front and side. There is a large block paved

driveway providing off road parking for several vehicles and access to the single detached garage. To the rear is an established private south facing garden with lawned areas, paved patio and pathways all of which is kept secure by wooden fencing.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra information

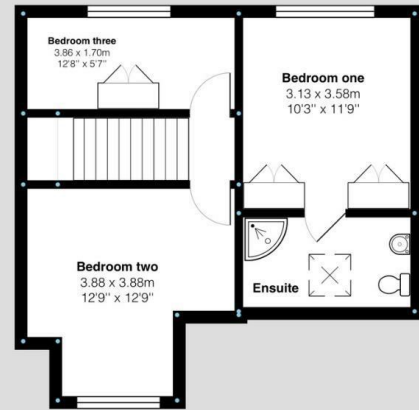
To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

# Floor Plan

Ground Floor:



First Floor:



Sandalwood Road, Loughborough  
Internal Square Footage: Approx 1368 sq.ft

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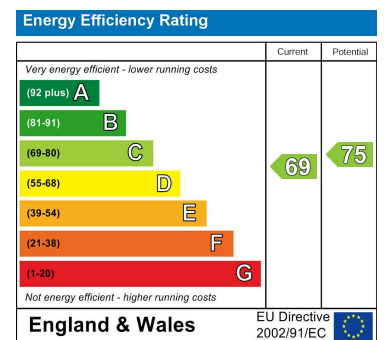
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## Area Map



## Energy Efficiency Graph



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