



Parklands Drive | Loughborough | LE11 2TA

Asking price £275,000



**RICHARD  
HARRISON**  
ESTATE AGENTS & VALUERS

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Loughborough | LE11 2TA  
Asking price £275,000

A superbly presented home on the Forest Side of Loughborough, occupying a large corner plot with extensive off road parking and garage. The property has been modernised and renovated to offer a contemporary open plan feel, with the emphasis on everyday family living and entertaining. This home would also suit those such as singles/couples and downsizers looking for an easy to maintain property set within a lovely peaceful area, close to picturesque walks and many amenities. The accommodation offers Gas central heating and Upvc Double Glazing, entrance hall, lounge, dining room and kitchen. The first floor offers three bedrooms and bathroom. Outside is a large gravel driveway and single garage with gardens to three sides of the property.

|                                        |                              |
|----------------------------------------|------------------------------|
| Traditional Bay-Fronted Home           | Modernised & Renovated       |
| Impressive Corner Plot                 | Extensive Off Road Parking   |
| Single Garage & Gardens to Three Sides | Large Lounge with Bay Window |
| Dining Room & Kitchen                  | Feature Log Burner           |
| Forest Side Location                   | Close to Shops & Schools     |

#### Entrance Hall

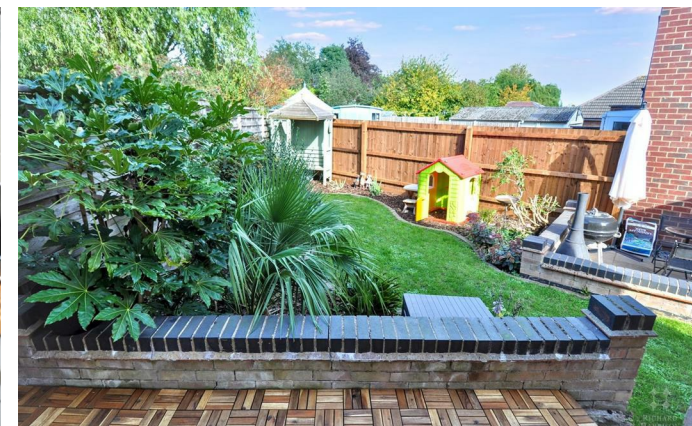
A spacious entrance hall with window to the side, glazed door to the rear of the hallway which leads to the garden at the side of the house, there are stairs to the first floor.

#### Lounge

A spacious room with feature log burner and bay window to the front.

#### Dining Room

A spacious open plan room adjacent to the lounge and offering an open plan feel to the kitchen. There is a large double glazed sliding patio door to the rear leading out onto a raised patio area.



*"A Stylish and Well Presented Home"*



### Kitchen

Featuring porcelain tile flooring and a vast range of wall and base mounted units, finished in a contemporary style, with contrasting timber worktops and space for washing machine, tumble dryer, fridge/ freezer and cooker.

### Bedroom 1

A spacious double bedroom with a window to the front.

### Bedroom 2

A good sized room with window to the rear.

### Bedroom 3

With window to the front.

### Bathroom

A three piece suite with a wash hand basin, low level flush W/c and shower cubicle. There is a window to the side.

### Outside

The property sits on an impressive and generous corner plot, with off parking for approx three large vehicles on a gravel driveway, leading to a sectional single garage. There is a range of mature planting to the front, with gate and pathway to the front door. The rear garden offers a lawn and patio, in addition to a raised patio immediately to the rear of the dining room. The side of the property offers extra garden space with a paved area for entertaining or pets, and a gate to the driveway.

### The Area

This property is situated with excellent access to local schools and amenities. Schools nearby are Outwoods Edge, Mountfields Lodge and Woodbrook Vale secondary school, a short distance away. There is a SPAR mini supermarket around the corner, take away and newsagent. A large Tesco superstore is located approx 5 minute walk away. The nearby town centre offers a vast range of national and independent stores, as well as the Loughborough Midland Mainline railway station with direct link to London St Pancras in under 1hr40mins.

### Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or

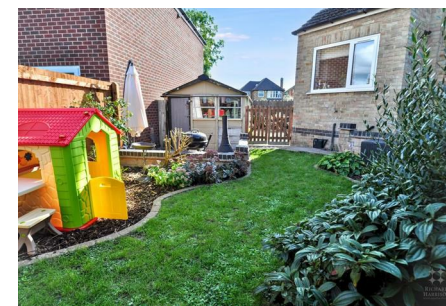
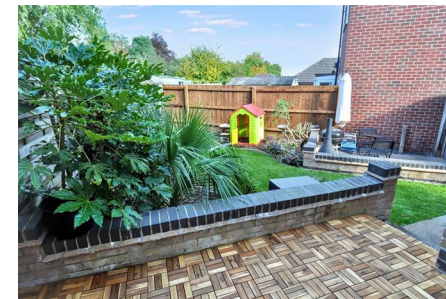
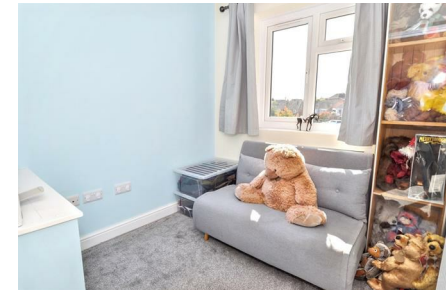


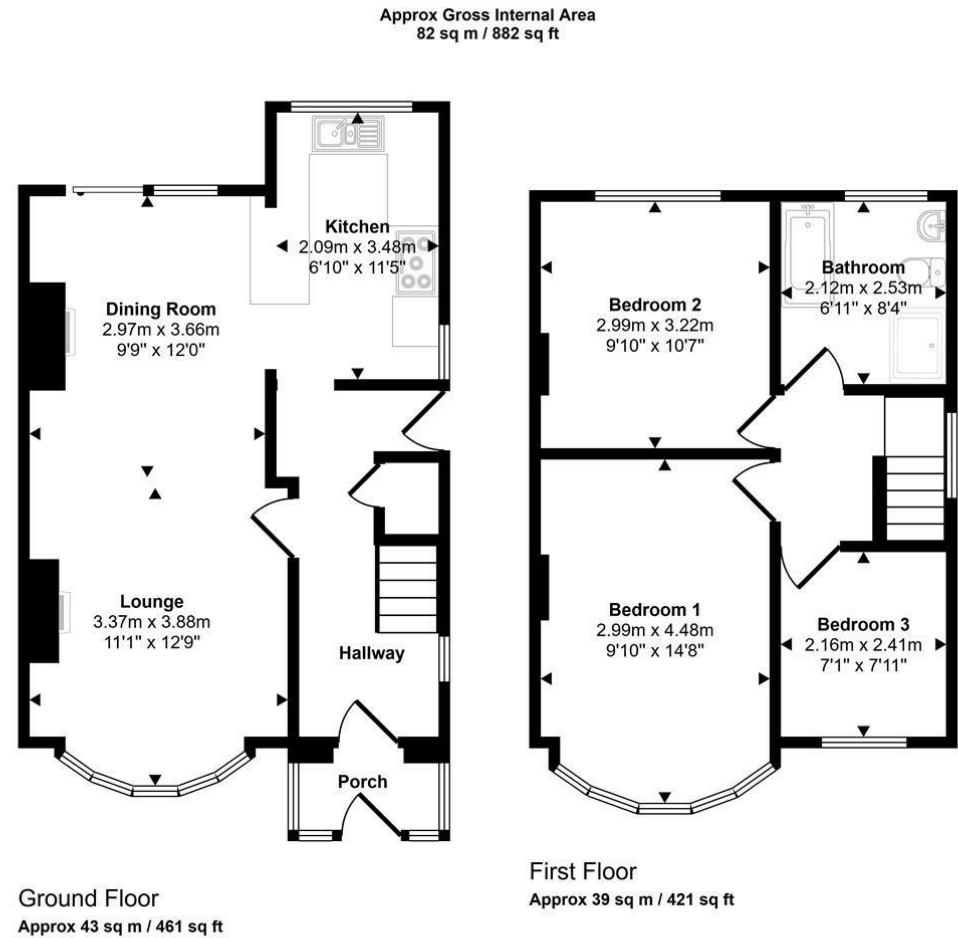
accepted.

- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

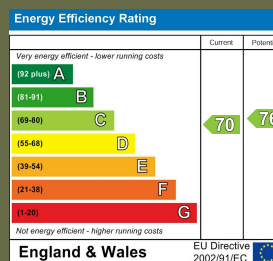


*"Walking Distance to Tesco and Independent Shops"*





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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