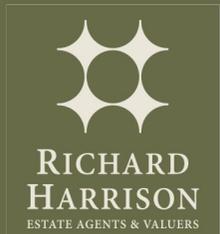




Park Road | Loughborough | LE11 2HF

Asking price £299,950



Park Road |

Loughborough | LE11 2HF

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This detached family home is set in a popular location and has a particularly large rear garden. The well presented accommodation offers an overall character appeal, blended with practical daily living space. The Hallway leads to a large living room with bay window, dining room with family space and patio door to the garden terrace, modern kitchen and a first floor giving way to three bedrooms, en-suite shower room and family bathroom. There is a spacious driveway and a beautiful mature garden with Summer House and Home Office/Gym building at the foot of the garden. This ideal family home is within walking distance to Tesco Superstore, bus stop and is within Catchment for Mountfields Lodge and Woodbrook Vale Schools.

Unique Detached Home

Large Garden Plot

En-suite Shower Room

Dining Room/Family Room

Spacious Driveway

Stylishly Presented

Three Bedrooms

Large Lounge with Bay Window

Home Office/Gym Building

Walking Distance to Shops

#### Entrance Hall

A spacious entrance hall with decorative front door and stairs to the first floor.

#### Lounge

A spacious room with bay window to the front elevation.

#### Dining Room/Family Room

A real feature of the property, with sliding doors to the garden, windows at the side and an ample amount of space for living and dining.



*"Superbly  
Situated  
Close to  
Amenities"*



### **Kitchen**

Fitted with a range of modern wall and base mounted units, finished with modern white tiled walls, timber effect worktops and built in gas oven, gas hob and extractor. There is a sink basin and mixer tap above, tiled splashbacks and space for a fridge/freezer.

### **Utility**

With a range of storage units and space for a washing machine.

### **First Floor Landing**

With handrail and spindles, access to -

### **Bedroom 1**

A spacious double bedroom with a window to the front elevation.

### **En-suite**

Two-piece suite with a wash hand basin and a shower cubicle.

### **Bedroom 2**

A good sized room with window to the rear elevation.

### **Bedroom 3**

A good sized room with window to the rear elevation.

### **Bathroom**

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

### **Outside**

A generous pebble covered driveway allows off road parking comfortably for two vehicles. A spacious garden that stretches far beyond the property is sectioned into various social areas such as a decked seating area, areas of lawn and vegetable patch. To the foot of the garden is a detached timber building with excellent potential as a Home Office/Gym.

### **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 100 yards 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**

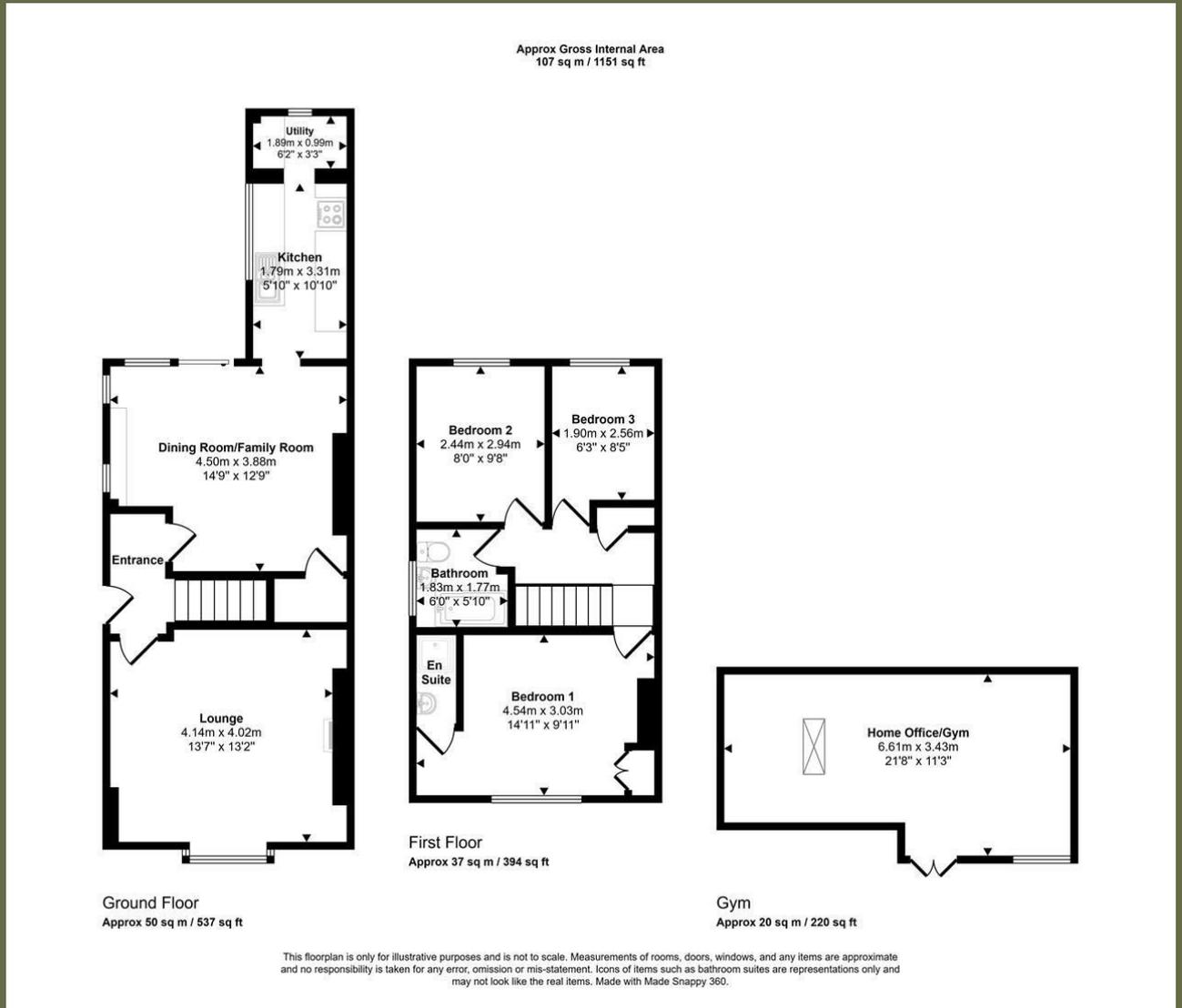


- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either 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](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.



*"A Stylish and Well Presented Home"*





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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