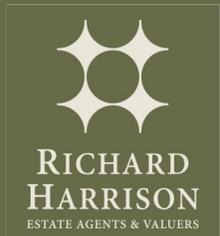




Sandalwood Road | | Loughborough | LE11 3PS

Asking price £325,000



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Loughborough | LE11 3PS
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Occupying an exceptional position with a beautiful mature green backdrop, this substantial detached bungalow is superbly presented throughout and situated within a much favoured and highly sought after Forest Side address. Offered with no upward chain and accommodation comprising entrance hall, living/dining room, kitchen, conservatory, two large double bedrooms and a bathroom. The property also has extensive off road parking, garage and low maintenance garden to the rear.

- Spacious Detached Bungalow
- No Upward Chain
- Two Large Double Bedrooms
- Kitchen and Conservatory
- Cul-de-Sac Position
- Sought After Forest Side Address
- Beautiful Mature Backdrop
- Living/Dining Room
- Garage and Driveway
- Viewing A Must!

Entrance Hall

A spacious hall and porch, leading to all rooms.

Living/Dining Room

A lovely room with windows front and rear. There is a feature gas real flame effect fireplace and marble surround.

Kitchen

Fitted with a range of units and having integrated electric oven, gas hob and space for appliances. A door and window look out into the conservatory and garden beyond.

Conservatory

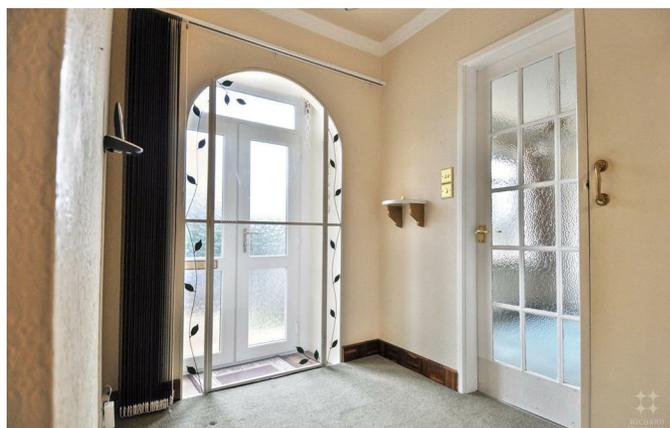
A lovely view over the garden.

Bedroom 1

An extended bedroom with window to the front, fitted bedroom furniture and vanity sink unit, perhaps lending itself to installation of an en-suite to this spacious room.

Bedroom 2

Fitted with modern bedroom furniture and enjoying a view through the window to the rear over the garden.



"Situated on the Forest Side"



Bathroom

Fitted with a bath, shower, wash hand basin and w/c. There is a window to the front and plenty of space.

Outside

The property sits in a lovely elevated position with low maintenance front garden, driveway and a garage, which has been enhanced into useful workshop/potential office space. The rear garden has a greenhouse, low maintenance patio areas and planted borders.

The Area

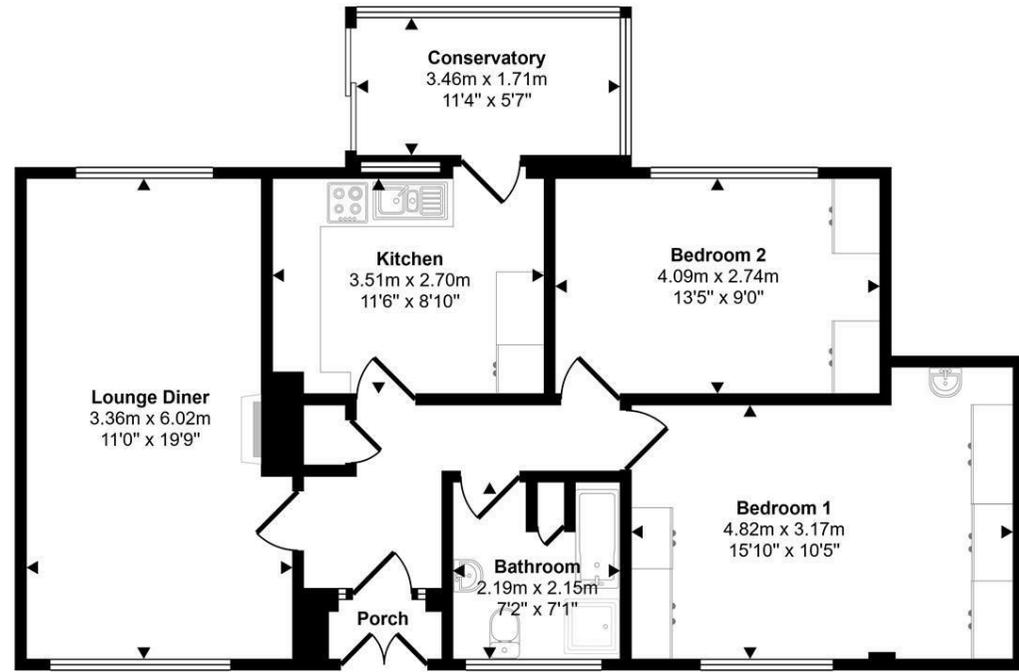
The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Holywell and also Mountfields Lodge primary schools.

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.
- The Solar Panels are owned by 'A Shade Greener' who rent the roof space. The owner/occupiers of the property get the benefit of using 'free' electricity whilst the panels are generating, whilst the company claims the 'feed in tariff'. All details on this will be covered by solicitors during the conveyancing process.



Approx Gross Internal Area
79 sq m / 852 sq ft



Floorplan

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B		84	88
(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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