



Parklands Drive | Loughborough | LE11 2TB

Asking price £225,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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A superb property, set in a much favoured location and close to amenities. The deceptively spacious accommodation is much larger than average for a two bedroom property, with generous living space including hallway, lounge, inner hallway with shower room, dining kitchen and a first floor with two double bedrooms and a bathroom. The house has a carport covered driveway and a private garden with an impressive home office/studio building. This house is ideal for singles/couples either as first time buyers or downsizing, or for house sharers looking for separate bathrooms. An early inspection is strongly advised to avoid disappointment. No Upward Chain.

- Large Semi-Detached House
- Sought After Location
- Walking Distance to Tesco Express
- Numerous Local Amenities
- Two Double Bedrooms
- Bathroom & Shower Room
- Large Lounge
- Dining Kitchen
- Home Office/Studio
- Driveway and Carport

Entrance Porch

A large porch with door and window, internal glazed door leads to the lounge.

Lounge

A particularly spacious lounge with open plan staircase to the first floor, window to the front and door to -

Inner Hallway

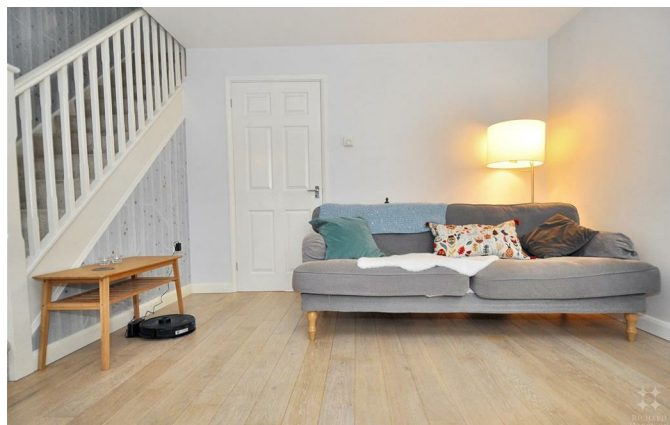
With a large store cupboard, a door gives way to the kitchen and shower room.

Shower Room

Fitted with a three piece suite comprising low level flush w/c, vanity wash hand basin with storage beneath and a shower cubicle.

Kitchen

Fitted with an ample range of wall and base mounted units, rolled edge worktops and tiled splashbacks. There is a built in fridge, electric oven, gas hob and extractor fan. There is space and plumbing for a washing machine, wall mounted gas central heating combi boiler and space for dining table and chairs. A door to the side leads to the garden.



"An impressive home office/studio in the garden"



First Floor Landing

With loft access and access to all rooms.

Bedroom 1

A large bedroom with window to the front, ample space for bed and bedroom furniture.

Bedroom 2

A double bedroom with interesting dual aspect windows to the rear.

Bathroom

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath. There is a window to the rear and tiled splashbacks.

Home Office/Studio

An impressive timber building in the garden with contemporary timber clad styling, modern full length windows, power and lighting, with external evening spotlights.

Outside

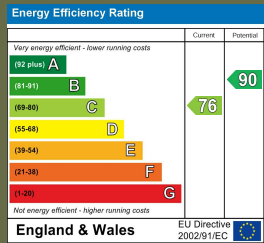
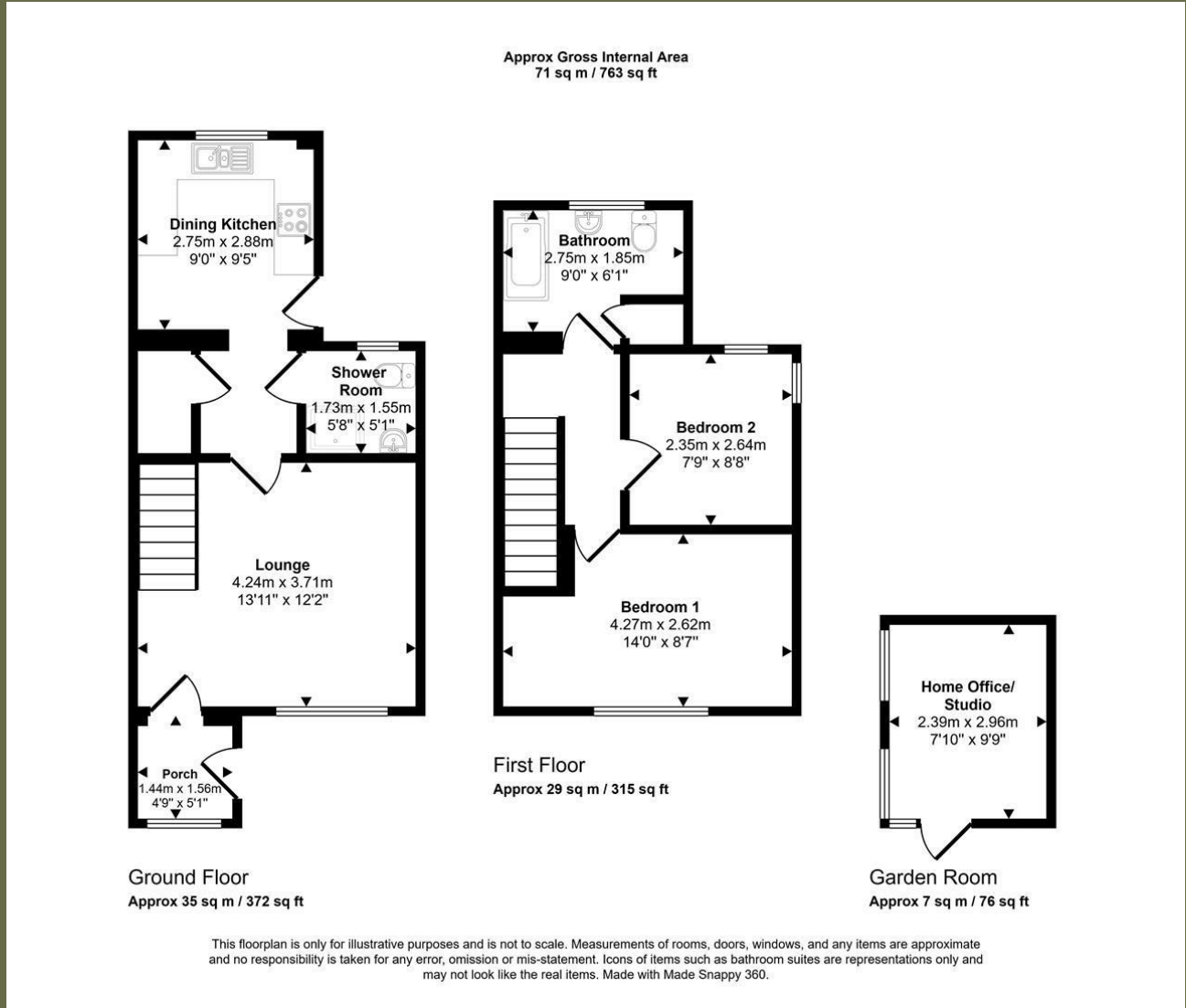
The property has a large block paved driveway with car port, gated access leads to the rear. The rear garden has is quite private and has lawn, patio and access to the Home Office/Studio.

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>
- 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.



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