



Woodbrook Road | | Loughborough | LE11 3QD

Asking price £315,000



**RICHARD  
HARRISON**  
ESTATE AGENTS & VALUERS



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Occupying a delightful position within this much sought after Forest Side address, this detached bungalow is offered to the market with No Chain. The bungalow is an ideal retirement property, with shops, bus routes and cycle paths all close by, along with the Lodge Farm playing field, ideal for exercise and Dog walks. Offering GCH and Upvc DG, the deceptive accommodation comprises entrance hall, two double bedrooms, lounge, conservatory, bathroom and dining kitchen. There is an integral single garage, driveway and beautifully maintained garden to the rear, with mature tree backdrop.

Spacious Detached Bungalow	Forest Side Location
Much Sought After Address	Numerous Amenities Nearby
Two Double Bedrooms	Lounge and Conservatory
Dining Kitchen	Integral Single Garage
Well Maintained Gardens	No Upward Chain

#### Entrance Hall

A spacious hallway with loft access and cloak/storage cupboard.

#### Lounge

A lovely room with a feature fireplace, window to the side and sliding patio door to the rear leading out into the Conservatory.

#### Conservatory

Constructed of brick base and Upvc double glazed windows, there are French Doors to the rear giving access out into the pretty rear garden.





*"Occupying a delightful position on the Forest Side"*



### Dining Kitchen

Featuring a range of wall and base mounted units, with laminate worktops and tiled splashbacks. There is space for appliances and dining table. There is a store cupboard, windows to the side and rear, along with a wall mounted GCH boiler. A door to the side gives way to -

### Side Passage

With access via Upvc door to the garden.

### Bedroom 1

A large bedroom with window to the front and fitted wardrobes.

### Bedroom 2

Featuring fitted wardrobes, space for double bed and window to the side.

### Bathroom

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

### Integral Garage

With power and lighting, up/over door to the front and a pedestrian door to the side.

### Outside

The property sits in a lovely position on this well established road, with ample block paved driveway to the front, gated side access and a beautifully maintained rear garden comprising patio and lawn with planted borders and a timber shed. To the rear of the property the mature trees which line the cycle path provide a wonderful green backdrop and privacy.

### 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





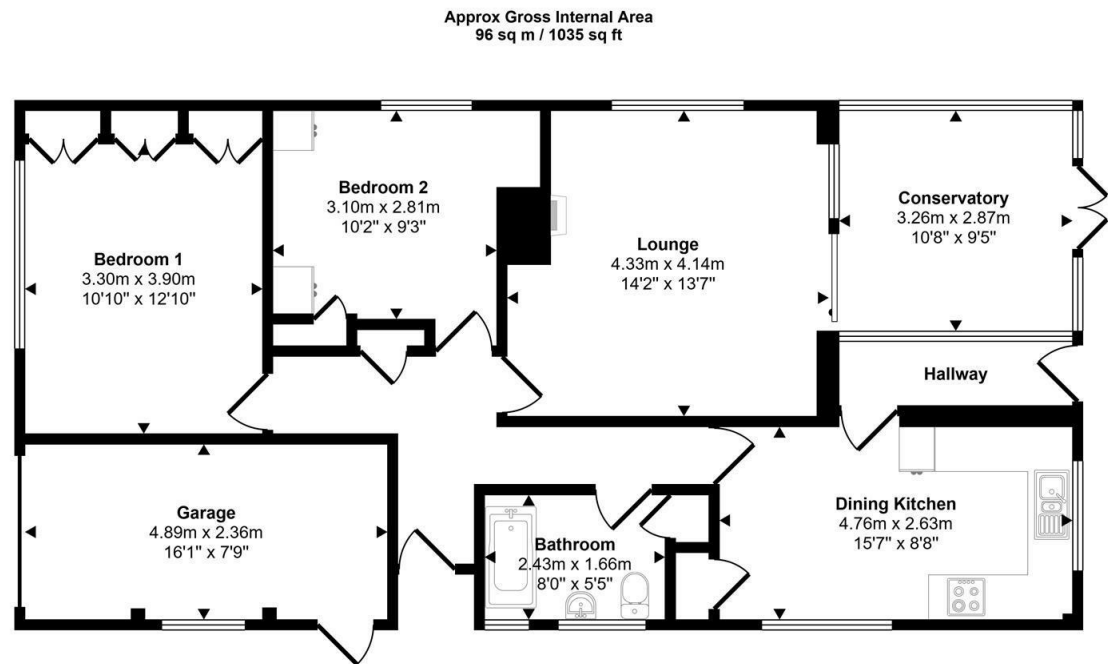


Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

- 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](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.

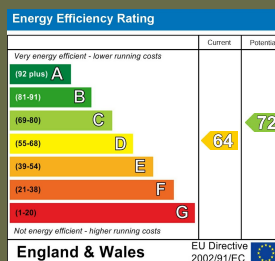
*"Numerous amenities within walking distance"*





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.



16 Churchgate  
Loughborough  
Leicestershire  
LE11 1UD  
01509 977 889  
sales@richard-harrison.co.uk