



Garton Road | | Loughborough | LE11 2DY

Asking price £315,000



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ESTATE AGENTS & VALUERS

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Occupying a convenient and sought after town centre backwater position, this substantial detached bungalow offers a wonderful opportunity to be situated within easy reach of the town centre and numerous amenities. The property benefits from GCH and Upvc DG, with garage and gated driveway. There are well maintained low maintenance gardens to the rear, with the accommodation comprising entrance porch, living room, dining kitchen, rear lobby, inner hallway giving access to two bedrooms and modern re-fitted shower room. The property is offered with no upward chain and we highly recommend a viewing to appreciate.

Substantial Detached Bungalow	Gated Driveway and Garage
Two Double Bedrooms	Modern Shower Room
Living Room	Spacious Dining Kitchen
Low Maintenance Garden	GCH and Upvc DG
Walking Distance to Town	Quiet Backwater Position

#### Entrance Porch

With a Upvc front door and an internal glazed door giving access to -

#### Living Room

A spacious room with window to the front and a feature gas living flame fireplace. There is ample room for living room furniture, doors give access to the dining kitchen and the rear hallway.



*"Occupying a convenient and sought after position"*



### Dining Kitchen

Offering a good amount of flexible space, with a vast range of wall and base mounted units finished in an ivory shaker style with contrasting laminate worktops, shelving and some glass fronted display cabinets. There is a built in electric oven, hob and extractor along with space for freestanding appliances. There is a tiled floor and ample space for dining table and chairs. A window overlooks the rear garden, whilst a high level window at the side allows extra daylight. A door gives way to a rear lobby, which in turn provides access to the garden.

### Rear Hallway

With window overlooking the garden and giving access to -

### Bedroom 1

A spacious double bedroom with window to the front and fitted bedroom furniture.

### Bedroom 2

A spacious double bedroom with two windows to the front and fitted wardrobes.

### Shower Room

A contemporary fitted shower room with low level flush W/c, wash hand basin and easy access double shower cubicle with electric shower above. There are windows to the rear and side elevations and fully tiled walls/floor.

### Outside

Offering low maintenance block paved frontage, with retaining metal fencing and gated access to the driveway and garage. The rear garden is of a good size and offering low maintenance artificial turf, paved patio and Summer House.

### The Area

This property is within walking distance to the town centre with its vast array of national chain and independent shops. There is a market on a Thursday and Saturday, with the Loughborough Schools Foundation member schools of Fairfield Preparatory School, High School and the Grammar School just across the road. Alternative school choices include Mountfields Lodge Primary School, Sacred Heart Catholic Primary School, Limehurst Secondary School and the C of E Primary School. The Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Across the road is Our Ladys Convent School, now known as Amherst - this is due to permanently close in July 2025.

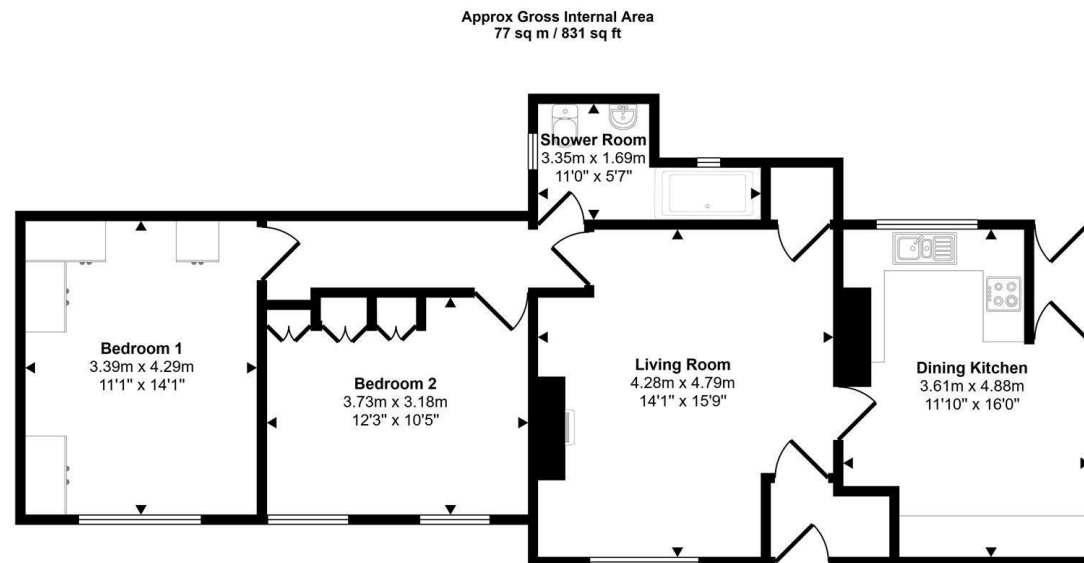
### Extra Information



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>

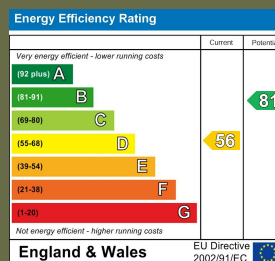


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no upward  
chain"*



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.



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