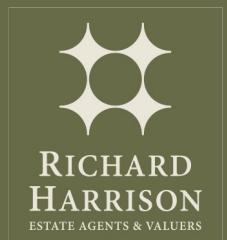




Fairmount Drive | | Loughborough | LE11 3JR

Asking price £325,000



Fairmount Drive |  
Loughborough | LE11 3JR  
Asking price £325,000

A superbly presented, modernised detached bungalow, occupying a premier location on the Forest Side of town, with easy access to numerous amenities and offered with No Chain. This lovely property is well maintained and cared for, with deceptively spacious accommodation. Individually built within a much sought after and well established location, this detached property is ideal for those looking to downsize to an easy to manage property. The Gas centrally heated and Upvc double glazed accommodation comprises entrance hall, living room, stylish modern dining kitchen, conservatory, two double bedrooms and luxury bathroom. There is a garage, driveway and a low maintenance rear garden which is particularly private.

- Detached Bungalow
- Two Double Bedrooms
- Large Living Room
- Upvc Conservatory
- Low Maintenance Gardens
- Modern & Stylish Throughout
- Luxury Shower Room
- Modern Dining Kitchen
- Garage & Driveway
- No Upward Chain

#### Entrance Hall

A deceptively spacious entrance hall, which is light and airy, with tiled flooring and access to all rooms.

#### Living Room

A substantial room, offering a great deal of flexibility, with laminate flooring, a feature gas living flame fireplace with stone surround, a window to the front and ample space for living room furniture.

#### Dining Kitchen

Featuring tiled flooring and a vast range of wall and base mounted units, finished in a contemporary style, with contrasting solid worktops, integrated fridge/freezer, dishwasher, washing machine and space for cooker. There is a tilt/slide patio door to the rear leading to the conservatory. The kitchen also offers a good amount of space for a dining table and chairs.

#### Bedroom 1

A large principal bedroom with room for a double bed and with window to the rear and fitted wardrobe.

#### Bedroom 2

A spacious double bedroom with window to the rear.



'''Superbly  
Maintained  
Bungalow'''



### Shower Room

A stylish luxury suite comprising low level flush w/c, wash hand basin, bidet and shower, all with modern colour tone vanity storage units, solid vanity tops and tiled flooring/splashbacks.

### Garage

A large garage with up and over door to the front, pedestrian door and window to the rear, power and lighting.

### Outside

The property enjoys a low maintenance front garden, gated side access and attractive block paved driveway. The rear garden has landscaped with patio and lawn for low maintenance.

### The Area

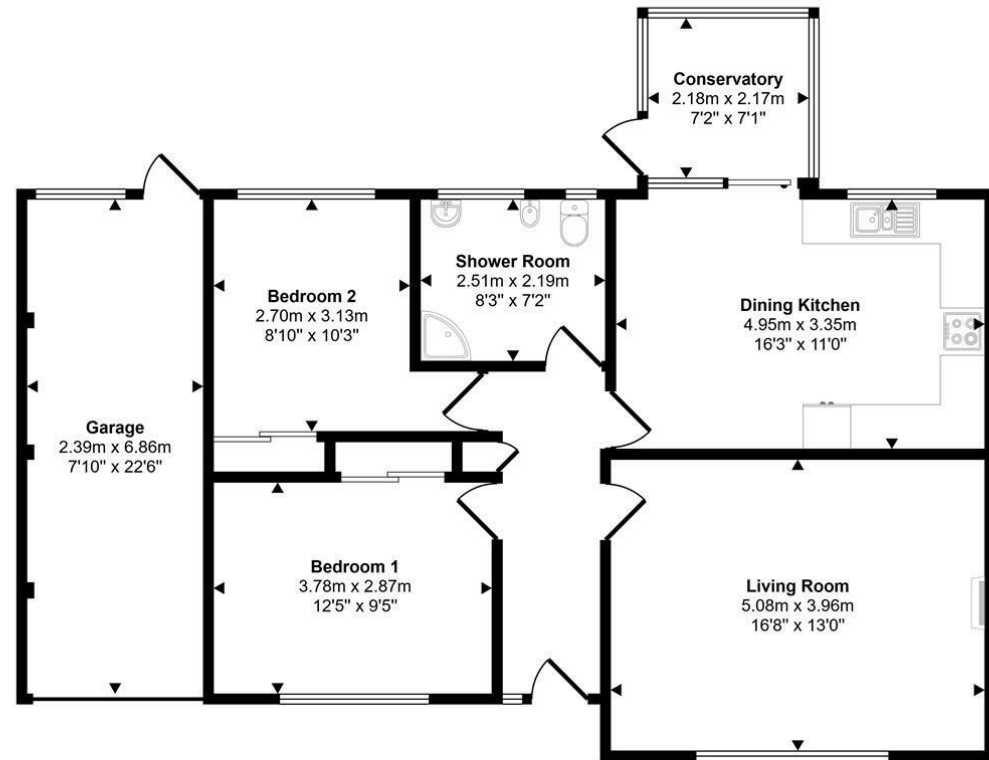
The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and Mountfields Lodge Primary School. The Campus is a 5 minute walk, the town is 15 minutes and the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins.

### 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.



Approx Gross Internal Area  
98 sq m / 1051 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) <b>A</b>			84
(91-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(14-28) <b>F</b>			
Not energy efficient - higher running costs			
(1-20) <b>G</b>			
England & Wales		EU Directive 2002/91/EC	

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