



Eyebrook Close | Loughborough | LE11 4PS

Asking price £339,950



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Occupying a tucked away, yet generous garden plot, this large detached bungalow boasts extended accommodation. Situated in a much favoured and desirable cul-de-sac, within easy reach of shops, bus stop and amenities, this gas heated and Upvc double glazed bungalow offers the discerning purchaser an opportunity to acquire a well proportioned home, which is well presented, with further potential. The accommodation comprises entrance hall, extended lounge/diner, three bedrooms, bathroom and breakfast kitchen. Outside is a gated driveway, garage and well tended gardens.

Detached Bungalow	Cul-de-Sac Position
Variety of Amenities Close By	Car Port and Garage
Three Bedrooms	Extended Lounge/Diner
Breakfast Kitchen	Sought After Location
No Upward Chain	Contact Us to View!

Porch
A Upvc porch with door to the-

Entrance Hall
A spacious hallway giving access to all rooms.

Breakfast Kitchen
Fitted with an ample range of wall and base mounted units and integrated appliances. There is a large breakfast bar, window and door to the rear and space for freestanding appliances.



"Set in a tucked away position"



Lounge/Diner

A large room, extended to provide a vast amount of space, ample for a dining table and chairs, along with seating furniture enjoying an aspect over the garden to the rear through patio doors.

Bedroom 1

A much larger than average bedroom, with a range of fitted furniture and a window to the front.

Bedroom 2

With a window to the front and fitted sliding door wardrobes.

Bedroom 3

With window to the rear garden, fitted sliding door wardrobes and laminate flooring.

Bathroom

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath. The cupboard houses a recently fitted gas central heating boiler.

Outside

The property sits in a lovely position towards the head of the cul-de-sac, with a shared driveway leading to a private gated drive, with space for 2/3 cars in tandem leading to the detached single garage. There is lawn to the front and a mature rear garden with patio, lawn and mature borders.

The Area

The property is perfectly situated with a number of amenities within short walking distance, including shops, bus stop, Thorpe Acre School, Booth Wood and Charnwood College. Loughborough University is a short distance away and easily accessible from the Engineering side of campus. Loughborough town centre offers a wide range of amenities including Loughborough train station with direct link to London St Pancras in 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



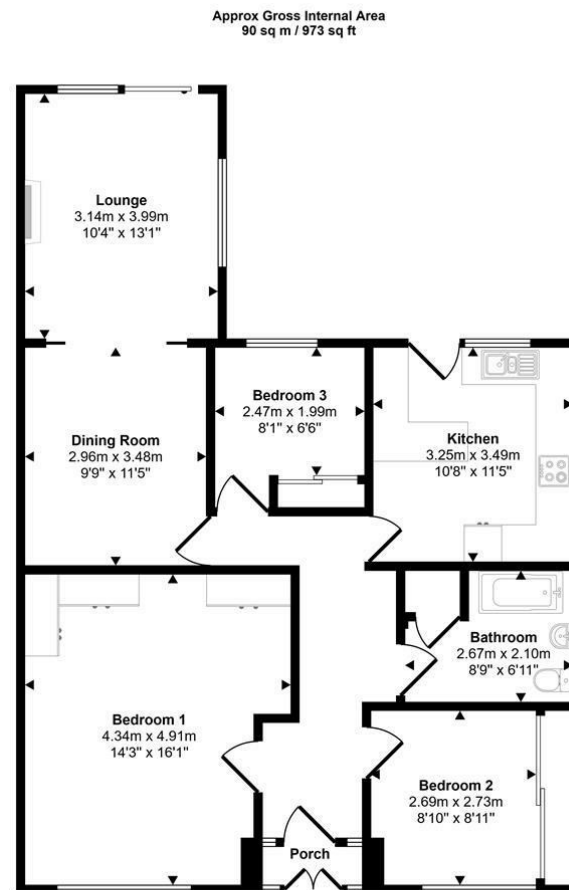
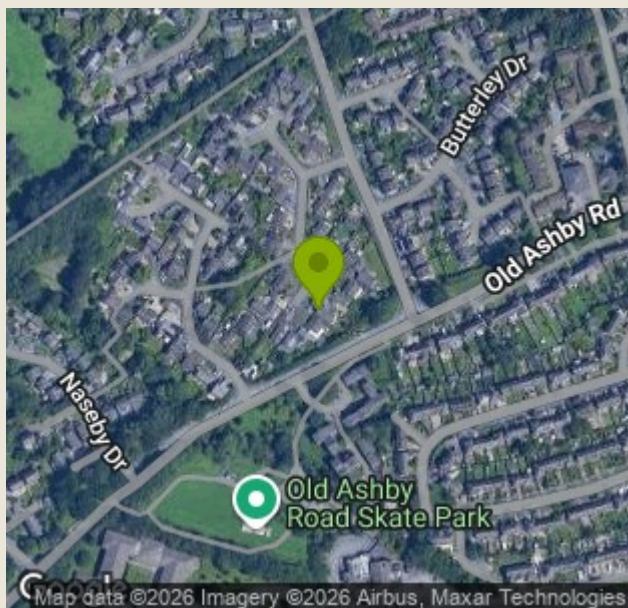
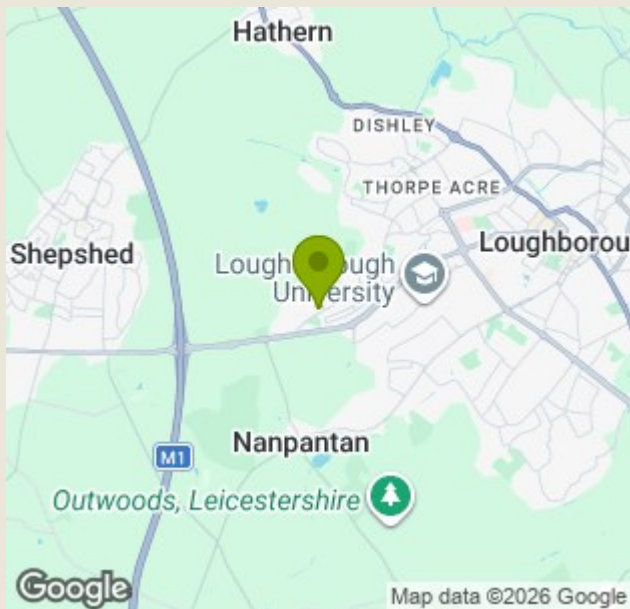


floor plans are for guidance only and should not be relied upon as statements of fact.

- 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.



"Close to local amenities and schools"



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			
(92 plus)	A		
(81-91)	B		
(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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