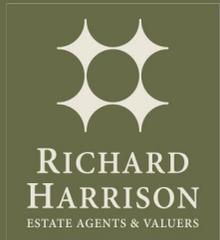




Sunnyhill Road | | Loughborough | LE11 3NB

Asking price £395,000



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Situated in arguably one of the most sought after and highly regarded roads on the Forest Side of town, this detached dormer bungalow offers deceptively spacious accommodation which is flexible and versatile. Set in a tucked away position within this prestigious location, close to numerous amenities, this individually designed and constructed property is offered with no chain and accommodation benefitting from GCH and Hardwood SUDG windows. There is an entrance hall, living room, dining kitchen, rear hallway leading to bathroom and bedroom 2, bedroom 3/dining room and a staircase leads to bedroom 1 on the first floor with an en-suite. There is a garage, driveway and manageable gardens front and rear.

- Detached Bungalow
- In a Sought After Location
- Deceptively Spacious
- Two/Three Bedrooms
- Master Bed with En-Suite
- Dining Kitchen
- Living Room
- Garage and Driveway
- Forest Side Location
- No Upward Chain

#### Entrance Hall

Light and airy, with window and door to the front, internal access to the garage, access to all rooms, stairs to first floor.

#### Living Room

A spacious room with a window toward the front elevation and double doors leading to-

#### Dining Kitchen

A well sized room with an array of base and wall mounted units with a electric fan oven, electric induction hob, integral dishwasher, extractor fan and sink basin. There are doors to the rear garden and space for dining table and chairs.

#### Inner Hallway

Providing access to Bed 1, Bathroom and Bed 3/Dining Room. There is also a large cupboard under the stairs.

#### Bedroom 2

A spacious double bedroom with French doors and window toward the rear elevation.



"Premier Forest  
Side Location"



**Bathroom**

With four piece suite comprising a low level flush W/c, wash hand basin, bath with shower over.

**Dining Room/Bedroom 3**

A well sized room with an arched doorway, skylight tube and window toward the front elevation.

**Bedroom 1**

A large dormer bedroom with windows toward the front and rear elevation

**En-Suite**

Comprising a three piece suite with a wash hand basin, low level flush W/c and a shower cubicle. There is also a crawl-thru storage area with skylight window.

**Outside**

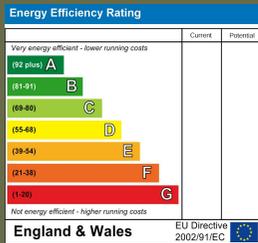
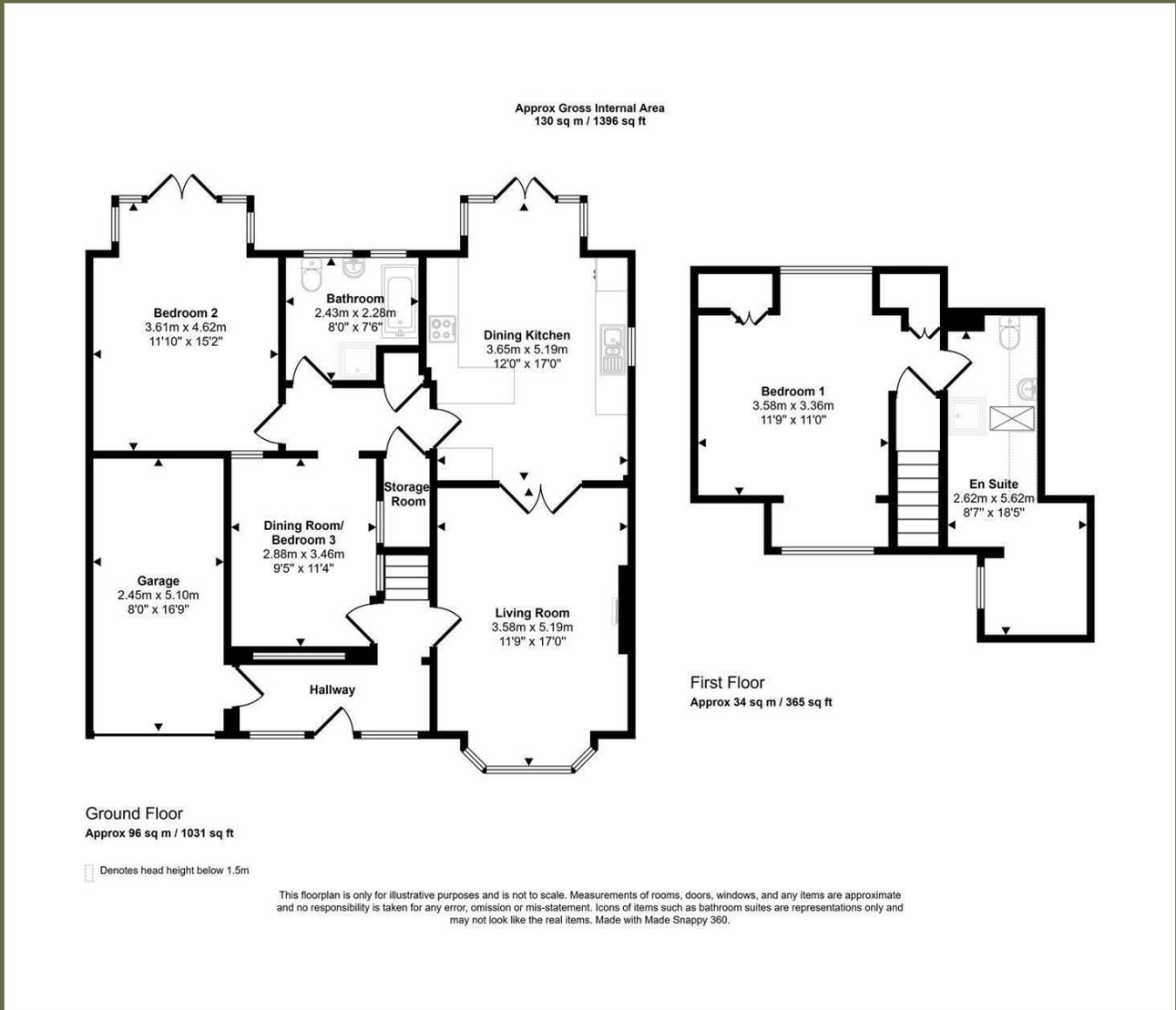
A well presented garden with a good sized summerhouse and pond. There is also access to the front of the property through the side gate.

**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, Outwoods Edge 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>
- 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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