



1 Seward Street, Loughborough, Leicestershire, LE113BU

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### Property at a glance:

- Detached Bungalow
- Spacious Accommodation
- Two Double Bedrooms
- Integral Garage & Off-Road Parking
- Neutrally Decorated
- Non Estate Location
- Close to Amenities
- University and College Campuses nearby
- First Time to Market
- Potential To Enlarge Subject To Consent

£299,950 Freehold



Offered to the market for the first time since construction was completed in 1965 this two double bedroom detached bungalow is perfectly situated for access to the town centre, local shopping, university and college campuses, local travel routes and offers potential for enlargement via conversion of the loft and/or garage subject to consents. The living spaces are surprisingly spacious and extremely flexible with neutral decor throughout. The accommodation includes a modern kitchen, bathroom, living room and utility/store with integral single garage, spacious loft and enclosed garden with low maintenance frontage and driveway parking. Offered with no upward chain - a rare chance to buy in this sought after non-estate location.

### LOUGHBOROUGH

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways as well as travel throughout the midland by roads.

Loughborough is a thriving market/University town with a wide spread of employers and also offers a fine range of amenities

including excellent shopping, private and state schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

### EPC RATING

We await confirmation of the EPC rating for this property.





## FRONTAGE AND DRIVEWAY

Attractively presented and low maintenance the frontage offers raised beds, gravelling, block paving and block paved driveway leading to the integral garage.

## PORCH

With double opening doors to the

side elevation, ceiling light point and internal half glazed door to:

## HALL

3.86m x 5.11m (12' 8" x 16' 9") overall. An 'L' shaped space with two central heating radiators, coved ceiling with two light points, loft access hatch with ladder leading to a large full length

partially boarded loft area with Upvc window to the rear elevation. Access off to a useful Utility/Store (1.70m x 0.85m) with plumbing for washing machine, ceiling light point, worktop and obscure Upvc window to the side elevation.

## FRONT BEDROOM / RECEPTION ROOM

4.47m x 3.96m (14' 8" x 13' 0") With central chimney breast feature and arched recess at either side, Upvc window to the front elevation, central heating radiator and ceiling light point.

## FITTED KITCHEN

3.78m x 3.30m (12' 5" x 10' 10") With Upvc double glazed window and door to the side elevation and base and eye level shaker style units with contrasting wood block effect work surfaces, stainless steel sink with drainer and mixer, splashbacks, double radiator, coved ceiling with strip light and concealed Glo-Worm central heating boiler newly installed in 2022 and last serviced in November of 2023.









## BATHROOM

2.66m x 2.32m (8' 9" x 7' 7") With built-in linen storage and four piece suite comprising: panelled bath, pedestal wash basin, bidet and WC. Upvc double glazed obscure window to the side elevation, ceiling light point and central heating radiator.

## DOUBLE BEDROOM TWO

4.27m x 3.70m (14' 0" x 12' 2") Large enough to function as a master bedroom depending on preferred overall configuration of the rooms, this generous double has a Upvc window to the rear elevation overlooking the garden, coved ceiling with light point and central heating radiator



## REAR LOUNGE / BEDROOM

6.14m x 3.29m max (20' 2" x 10' 10") - 2.83m (9'3") min. A further generously proportioned room which has french doors with side screens to the rear garden and an additional Upvc double glazed window to the side elevation, two radiators, coved ceiling with two light points.

## INTEGRAL GARAGE

5.41m x 2.52m (17' 9" x 8' 3") With up/over door to the front elevation, Upvc window to the side elevation, lighting and power, utility meters and consumer unit. The garage shares a wall with part of the hall so could be partially or fully converted if additional space is

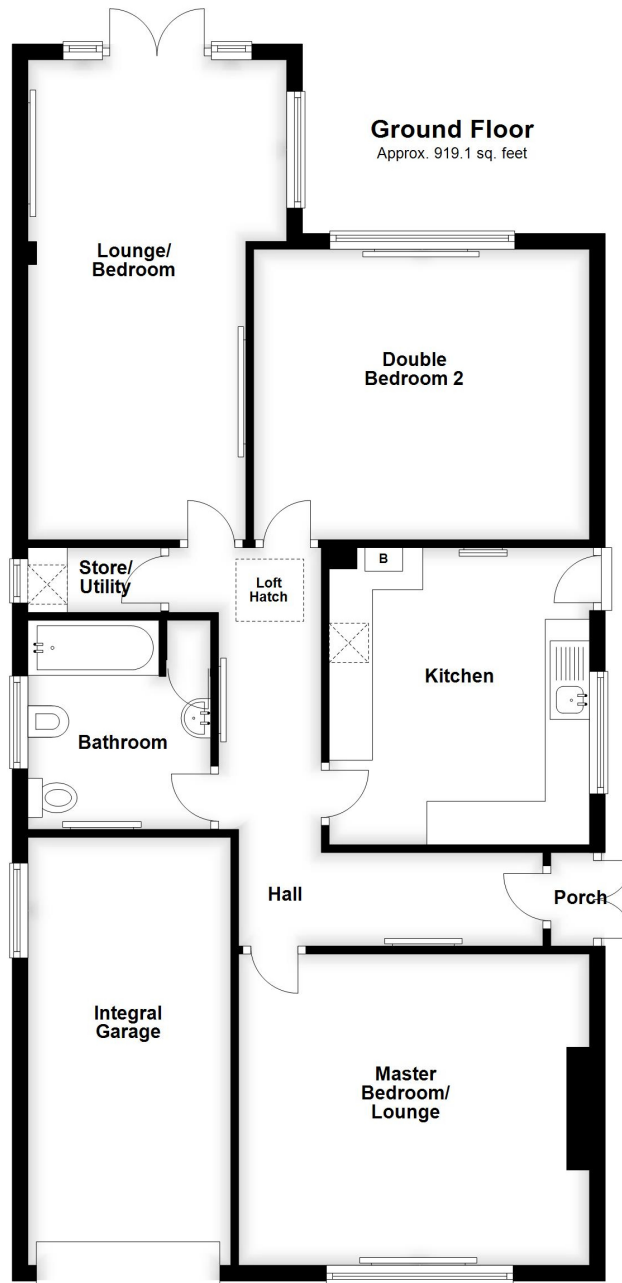


required. (Subject to Approval)

## REAR GARDEN

With patio spaces to both the immediate rear and also to the foot of the garden, timber arbor, fencing to the boundaries, central lawn and planted beds. accessed via a secure gated entryway to the property's right hand side.





**Ground Floor**  
Approx. 919.1 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



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