



132 Park Road, Loughborough, Leicestershire, LE112HH

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& YORK



### Property at a glance:

- Detached Bungalow
- Two Double Bedrooms
- Non Estate Location
- Close To Town Centre
- Local Shops and Bus Routes Nearby
- Driveway Parking
- Private Garden
- Spacious Kitchen/Diner
- Modern Fittings/Decor
- NO UPWARD CHAIN

£280,000 Freehold

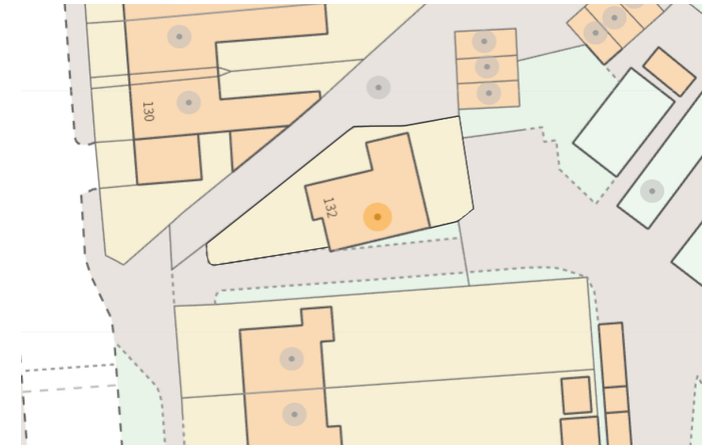


Offered with NO UPWARD CHAIN, this two double bedroom detached bungalow is neutrally decorated with modern fittings and driveway parking and positioned in a non estate location with local shopping, bus routes and even the town centre and university/colleges all on the the doorstep! The surprisingly spacious internal accommodation includes two spacious double bedrooms, lounge and kitchen diner plus bathroom and welcoming hall with porch. The property also offers double glazing a modern boiler and a manageable plot with brick outbuilding in the side garden.

### 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

The property's EPC rating is D - to view the full report please visit: <https://www.gov.uk/find-energy-certificate>

### DRIVEWAY PARKING

The property's frontage is gravelled with ample room to park two vehicles and with agated accessway to the left of the building leading around to the side area and outbuilding then on to the rear garden.

### PORCH

1.37m x 0.86m (4' 6" x 2' 10") With Upvc windows and access door, internal door with side screen to:



## HALLWAY

3.81m x 3.05m (12' 6" x 10' 0") overall. With double radiator, coved ceiling with two ceiling light points, storage off.

## LOUNGE

4.37m x 3.33m (14' 4" x 10' 11") max. With window to the front elevation and patio doors to the garden, coved ceiling with light point, double radiator.

## KITCHEN DINER

5.30m x 3.44m (17' 5" x 11' 3") max. Base and eye level storage with granite work surfaces, four ring induction hob, electric fan oven, stainless steel sink with mixer and drainer, built-in dishwasher and space for multiple appliances. Baxi boiler, double panel radiator and a light and airy space with triple aspect including four Upvc windows total with two overlooking the garden. Tiled floor, lobby with access to the garden and a further door also leads off to a walk in pantry (1.64m x 0.81m) with shelving, light and electric meter/consumer unit.

## MASTER BEDROOM

3.80m x 3.20m (12' 6" x 10' 6") min plus bay. With Upvc bay window to the front elevation, ceiling light point, additional window to the rear elevation, central heating radiator.

## DOUBLE BEDROOM TWO

3.35m x 2.73m (11' 0" x 8' 11") With ceiling light point, central heating radiator and again having a dual aspect with Upvc windows to side and front elevations.

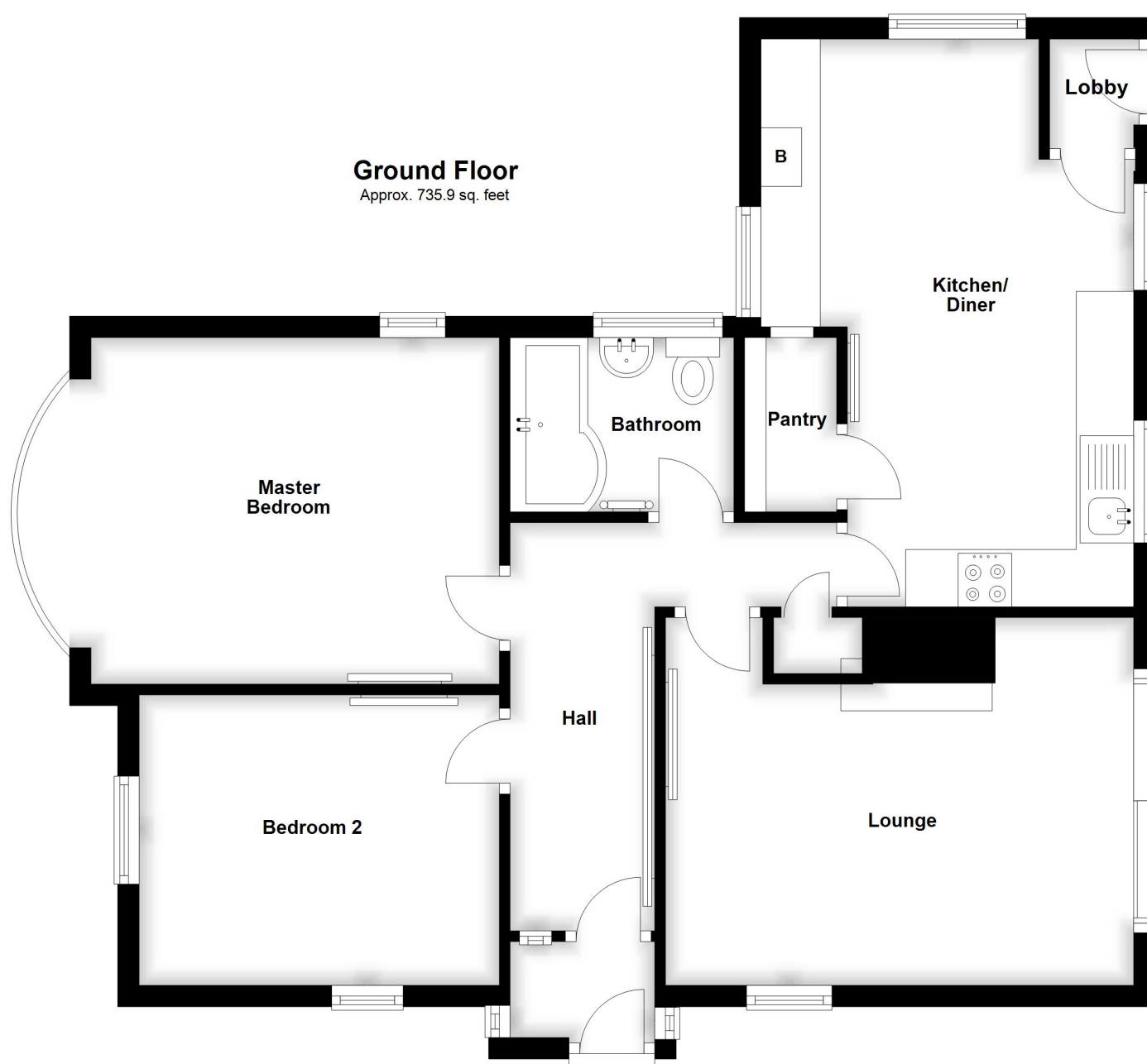
## BATHROOM

2.10m x 1.63m (6' 11" x 5' 4") With full height tiling and three piece suite comprising close coupled WC with push button flush, pedestal wash basin and 'P' shaped shower bath with screen and electric shower. Chrome towel rail, loft hatch and ceiling light point.

## GARDEN & OUTBUILDINGS

The rear garden is fully enclosed with gated access, patio area and is partially grassed. To the side, within the elbow of the property is a further space with a brick built outbuilding with two separate stores within.





### Ground Floor

Approx. 735.9 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

