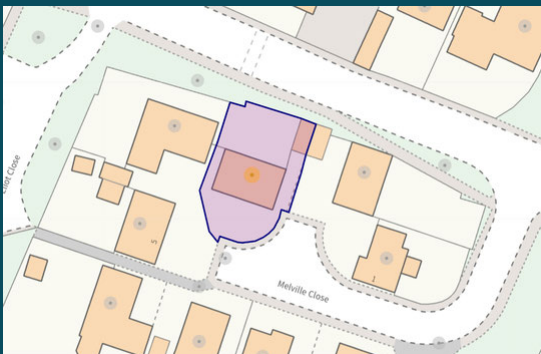




3 Melville Close, Loughborough

Leicestershire, LE11 4FN

MOORE
& YORK



Property at a glance:

- Lovely detached bungalow
- Two double bedrooms
- Cul de sac location
- Well presented throughout
- Close to shops/amenities
- Bus route close by
- Driveway parking
- Single garage
- Through lounge and dining room
- Modern kitchen and shower room

£285,000 Freehold



This well presented, two double bedroom detached bungalow enjoys a quiet cul-de-sac location within easy reach of local amenities, shopping and bus routes and is offered with no upward chain. The internal spaces: including the spacious through-lounge/diner, fitted kitchen and shower room are modern, neutrally decorated, centrally heated and Upvc double glazed so the property is ready to move into with little or no fuss. Outside the gardens are a nice size yet low maintenance to both front and rear and finally, a driveway and single garage with access from the garden complete what we feel is a very well specified home.

LOUGHBOROUGH

Loughborough is a thriving Market/University town and 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.

The town offers a good range of major shopping brands and a wide spread of employers plus offers a fine range of amenities including excellent day-to-day 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.



ENERGY PERFORMANCE INFORMATION

The property has an EPC rating of 'D' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

FRONTAGE, DRIVEWAY & GARAGE

The property's frontage is a good size but laid to stone chippings for worry free maintenance and the driveway, situated to the right hand side of the property is laid to tarmac which provides parking for two cars leading to the single garage which has internal lighting and power, up/over door and Upvc side door and window to the garden side. A gated access from the driveway leads to the enclosed and private rear garden.





ENTRANCE PORCH

With Upvc door and side screen to the front elevation and internal door leading through to:

HALL

3.26m x 2.28m (10' 8" x 7' 6" max) With central heating radiator, a useful built in store/cloaks space and doors to all ground floor rooms.

THROUGH LOUNGE/DINER

6.66m x 4.15m (21' 10" x 13' 7") A spacious room with more than ample dining and seating space, two radiators and two ceiling light points, service hatch to the kitchen and Upvc window to the front elevation and sliding patio doors to the rear garden.

KITCHEN

3.16m x 2.93m (10' 4" x 9' 7") A modern kitchen with lots of storage and plenty of worktop space, built in Neff double oven, hob and extractor, polycarbonate corner sink, space for appliances, radiator, ceiling light, tiled floor, Upvc window and door to the rear elevation.

MASTER BEDROOM

4.19m x 3.16m (13' 9" x 10' 4" max) A good sized double room with huge storage thanks to fitted wardrobes to two walls with matching bedside cabinets. Ceiling light point, radiator and Upvc window overlooking the rear garden.

BEDROOM TWO

3.37m x 2.54m (11' 1" x 8' 4") A further double room with modern fitted wardrobe having sliding doors plus ceiling light, radiator and Upvc window to the front elevation.

SHOWER ROOM

2.37m x 1.69m (7' 9" x 5' 7") Fitted with a modern suite including a full width shower cubicle and vanity unit with storage, onset wash-basin and WC with concealed cistern. Tiled floor and walls, chrome finish towel radiator, ceiling downlights and Upvc window to the front elevation.

REAR GARDEN

A nice size with plenty of room for family visits but mainly paved and stone chipped for relatively easy looking after. Interest comes from raised planters made from sleepers with ornamental grasses, lavenders and rose. Climbers including a mature virginia creeper and conifer hedging complete the green backdrop with access door from the garden into the garage.









COUNCIL TAX BAND

The property has a council tax rating of 'C' via Charnwood Borough Council.

PLOT/FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

IMPORTANT INFORMATION

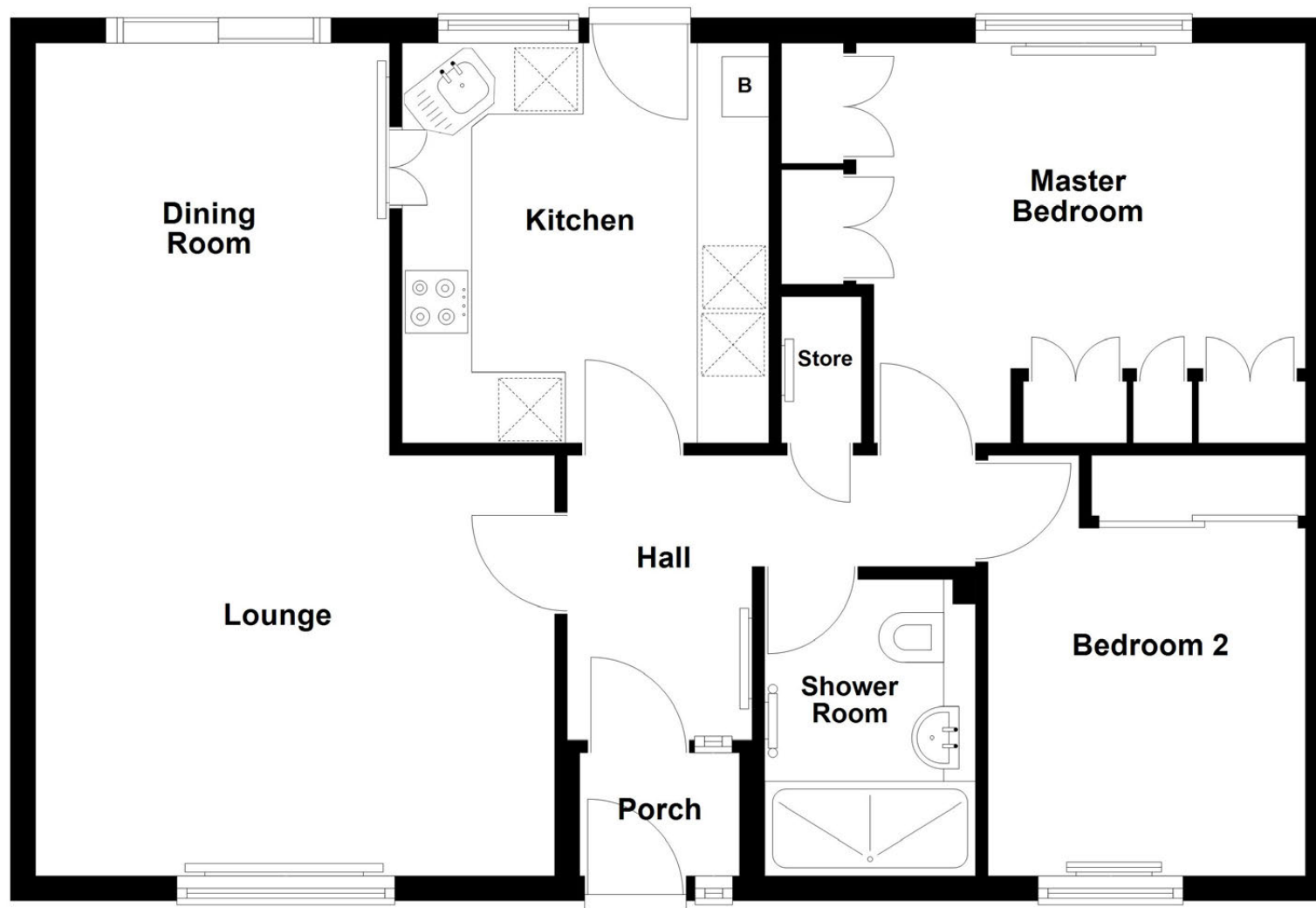
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the office if you would like to view a copy.

Ground Floor

Approx. 725.7 sq. feet



Total area: approx. 725.7 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

