

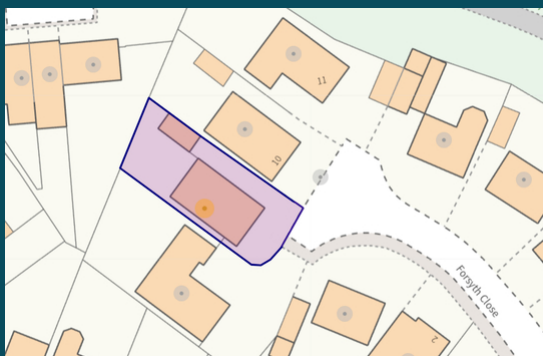


8 Forsyth Close, Loughborough

Leicestershire, LE115HA

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### Property at a glance:

- Well Appointed & Presented Bungalow
- No Upward Chain
- Nicely Presented Easily Maintainable Gardens
- Ample Parking & Garage
- Sought After Address
- Modern Kitchen and Shower Room
- Three Bedrooms
- Spacious Lounge/Dining Room

£310,000 Freehold



A well presented and appointed detached bungalow situated in a cul-de-sac location in the heart of this sought after district of Loughborough offering easy access to all Gorse Covert shopping centre facilities and the wider range of shops and leisure facilities of the town centre. This lovely home is being sold with no upward chain and the centrally heated and double glazed accommodation comprises: hall, lounge/dining room, fitted kitchen, three bedrooms, shower room and stands within easily maintainable, well presented gardens with ample driveway parking and detached garage with electrically operated door. An internal inspection is essential to appreciate the standard of accommodation provided.

### 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 midlands by road.

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.

### EPC INFORMATION

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

### ENTRANCE HALL

3.55m x 3.50m (11' 8" x 11' 6") max. Access to loft with pull down ladder, cloaks store, airing cupboard housing the modern Worcester boiler, radiator. Entrance door to the side elevation.

### L-SHAPED LOUNGE/DINING ROOM

6.29m x 5.31m (20' 8" x 17' 5") Radiators, display fire and surround, TV point, UPVC sealed double glazed sliding patio doors to rear garden and additional UPVC double glazed window within the dining area.











## KITCHEN

2.89m x 2.51m (9' 6" x 8' 3") Attractively fitted with a range of white base and high level units with work surfaces and one and a half bowl sink unit, built in twin oven and four ring gas hob with extractor fan hood, fridge/freezer space, plumbing for washing machine, tiled splash backs, UPVC sealed double glazed window, radiator.

## MASTER BEDROOM

3.95m x 2.69m (13' 0" x 8' 10") Radiator, UPVC sealed double glazed window and built in double wardrobes and corner unit to either side of the central double bed recess.

## BEDROOM TWO

3.51m x 3.15m (11' 6" x 10' 4") max into bay. Radiator, UPVC sealed double glazed bay window to the front elevation.

## BEDROOM 3

8' 3" x 7' 8" (2.51m x 2.33m) Radiator, UPVC sealed double glazed window to the side elevation. A flexible room which could also easily serve as a home office or breakfast room.

## SHOWER ROOM

1.88m x 2.69m (6' 2" x 8' 10") max into entrance corridor. Modern fitted three piece suite comprising tiled quadrant shower cubicle, vanity sink unit and low level WC, radiator, tiled splash backs, UPVC double glazed window

## OUTSIDE

Easily maintainable gardens comprising open plan graveled/planted garden to front with tarmac driveway to side providing ample parking (three or four vehicles depending on size) leading to detached garage with power and light and electrically operated roller door. Patio and low maintenance gravelled garden to rear with evergreen and floral beds.

## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

## COUNCIL TAX BAND

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

## TENURE

We understand the property is held Freehold.

## 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.

## FLOOR/PLOT 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.

## 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 relevant office if you would like to view a copy.

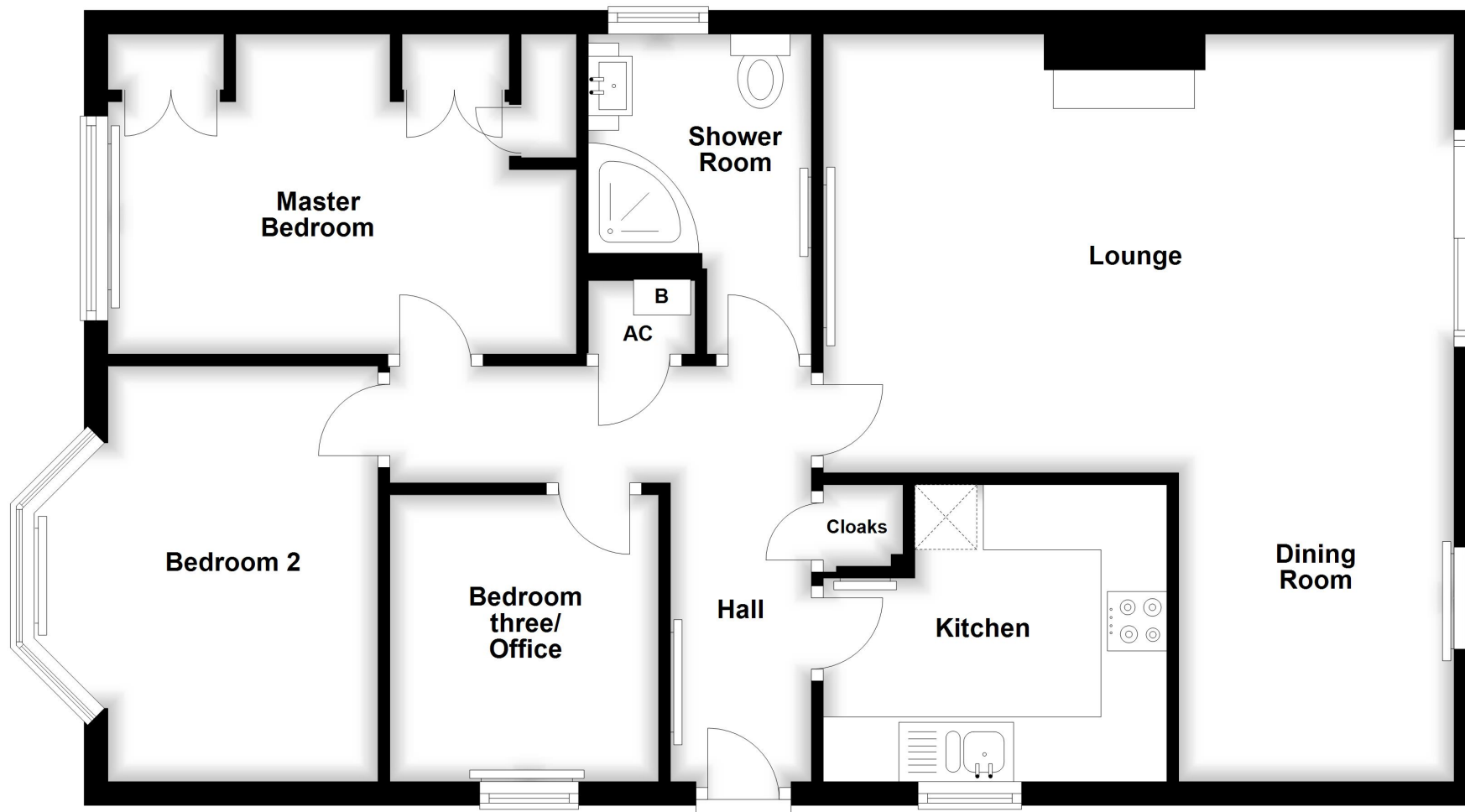






## Ground Floor

Approx. 780.5 sq. feet



Total area: approx. 780.5 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



