



Smiths  
your property experts

# Pantain Road

## Loughborough

- Spacious and immaculate detached bungalow
- Sought-after address on the Forest Side of town
- Two double bedrooms and a third bedroom/reception room
- Contemporary kitchen/diner with French doors to the rear
- Dual aspect sitting room with a log-burning stove
- Generous block-paved driveway with a useful store
- Mature and private rear gardens with several seating areas
- Views over the Outwoods to the front of the property

## General Description

Smiths Property Experts are delighted to offer to the market this fabulous bungalow, a rarity to the market, on the 'Forest Side' of Loughborough. The property enjoys super gardens with views over the Outwoods to the front and is presented in immaculate decorative order by the present owners. The versatile layout has been extended to the rear and altered to provide spacious living and bedroom areas. Outside, there is copious space, ideal for entertaining or enjoying the evening sun. A block paved driveway provides ample parking, solar panels are included for energy saving, and the rear garden is a delight, complete with a timber garden room. Overall, this is a lovely bungalow in a great position, enjoying a fabulous plot and offering a versatile layout.





## The Property

This superb bungalow is offered for sale in excellent condition, having been extremely well maintained by the present owners. The property benefits from solar panels, gas central heating, double glazing, and replacement fascias and soffits.

The property has been thoughtfully extended to the rear to provide spacious accommodation, accessed via a porch into the reception hallway. There is access to a boarded loft with potential for conversion (subject to planning consent).

The sitting room boasts a dual aspect, a log-burning stove, and patio doors leading to the rear garden. The kitchen/diner is fitted with a comprehensive range of units, granite work surfaces, ample dining space, and French doors opening to the rear. There are two well-proportioned double bedrooms, each with fitted wardrobes. Bedroom two with French doors that open onto the veranda at the rear. The shower room includes a luxury fitted suite with a double walk-in shower, vanity suite, and WC, along with a separate WC. Completing the accommodation is an additional reception room that has previously been used as a third bedroom.

## The Outside

The property is set back from the road, with a block-paved driveway providing ample parking and access to the side. There is a useful store with double doors, housing the solar panel inverter. The rear garden enjoys a north westerly aspect which captures the afternoon sun. A composite deck provides a seating space, and the covered veranda means the garden can be enjoyed all year round. There is a manicured lawn, gravel borders with established shrubs, a further patio seating area, and a timber garden room, complete with power, ideal for home working. The garden enjoys a private aspect, with fencing and hedging to the borders.





## The Location

The property boasts an enviable position on the Forest Side of Loughborough, with countryside walks over the Outwoods and beyond right on the doorstep. Pantain Road is one of the area's most sought-after addresses, with Loughborough town centre just a five-minute drive away, and the M1 motorway network at Junction 23 conveniently close for commuting outside of Loughborough. The town offers a wide array of shopping facilities, supermarkets, and schools, with the esteemed University being close by. There is also a train station, and the A6 road provides easy access to Loughborough and Leicester.

## Property Information

EPC Rating: B.

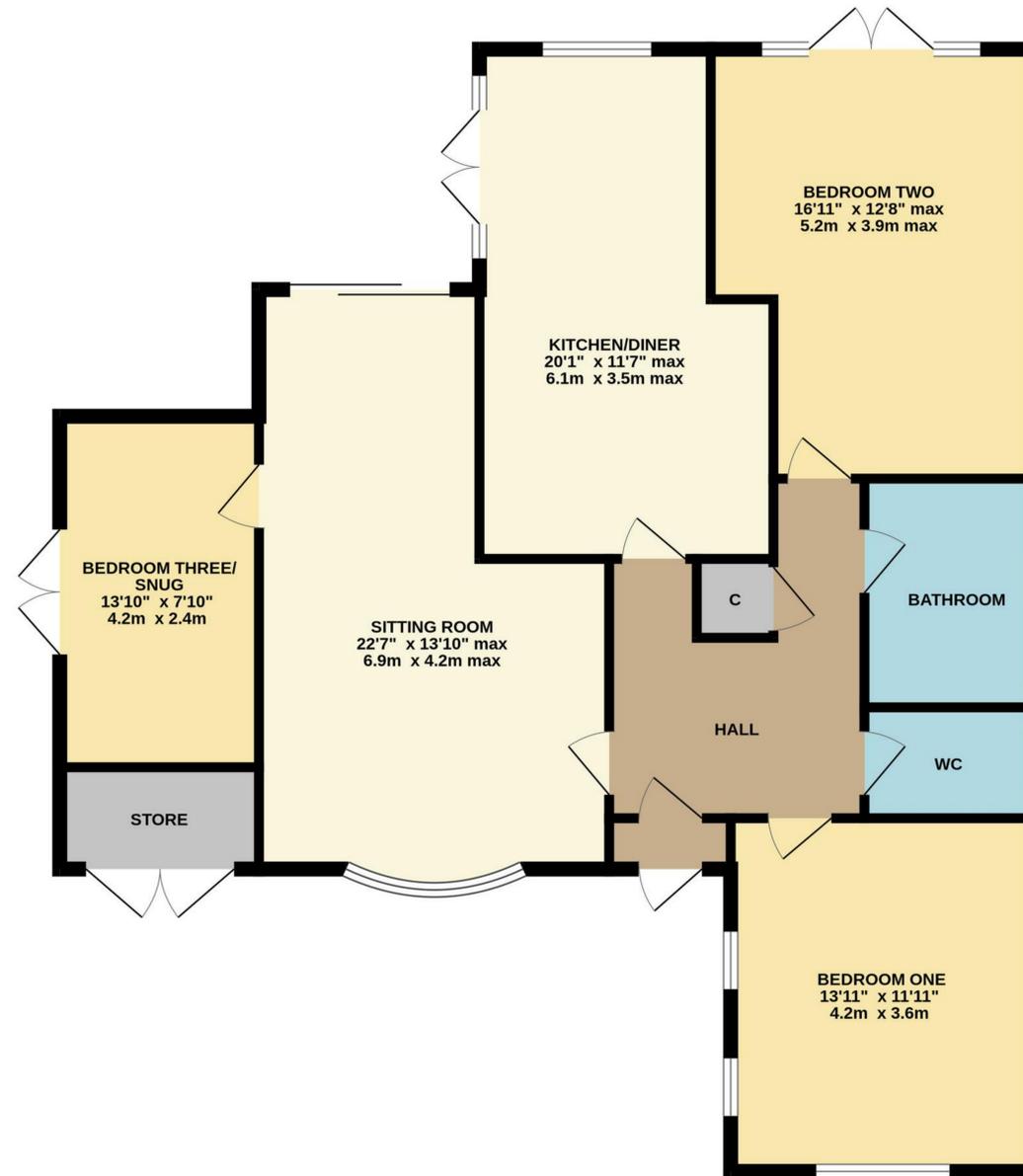
Tenure: Freehold. Council Tax Band: E.

Local Authority: Charnwood Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1190 sq.ft. (110.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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