

# William.



63 Newstead Way  
Loughborough, Leicestershire, LE11 2UA

Guide price £435,000



## 63 Newstead Way

Loughborough, Leicestershire, LE11 2UA

William is delighted to offer this immaculately presented four bedroom, two bathroom detached family home to market. Boasting a large private driveway, detached garage and South facing rear garden, it also has fabulous potential for extension (STP). This truly is a property that must be viewed to be fully appreciated!

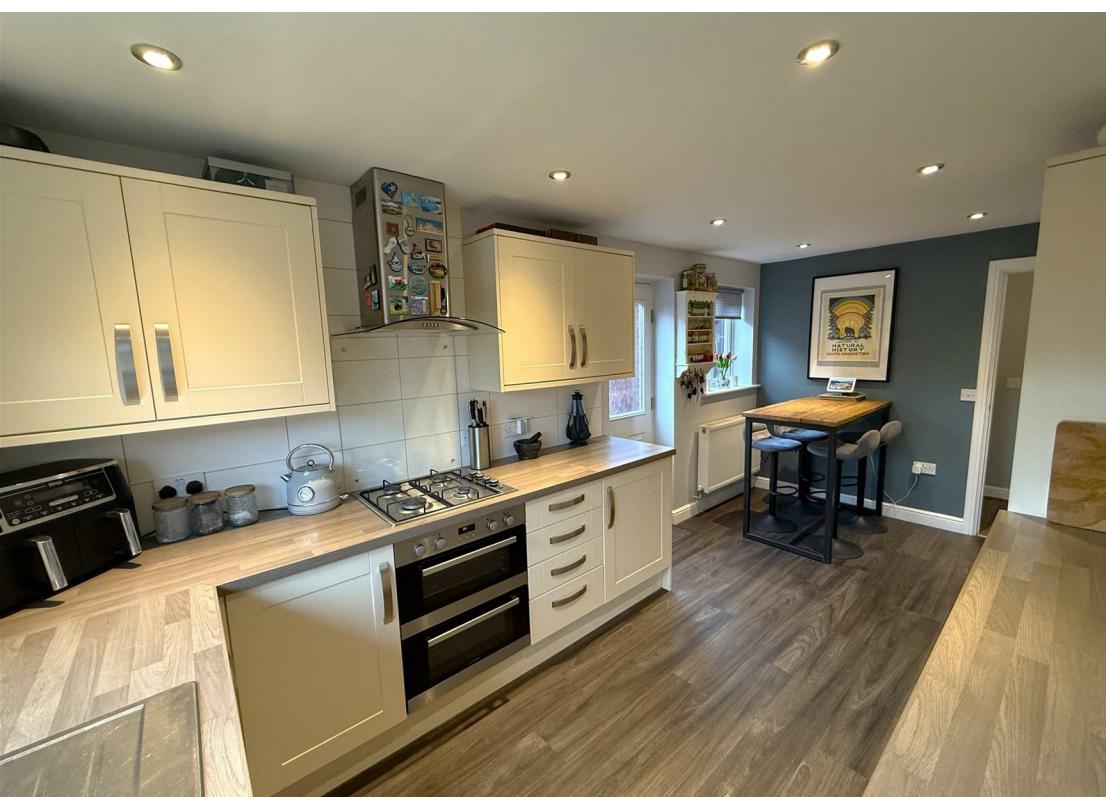
Located on Newstead Way, this fantastic family home is set within a peaceful cul-de-sac on the highly sought-after Fairmeadows development in Loughborough. Occupying a larger than average plot (having been built as the original show home for the development) it has been tastefully finished by the existing owners and offers bright and versatile accommodation throughout, with accommodation in brief comprising: Entrance hall, guest WC, formal lounge, kitchen/diner, formal dining room and an office/snug to the ground floor. Whilst to the first floor are four well proportioned bedrooms and two bathrooms (Master with private en-suite).

Outside, the property boasts a beautifully landscaped South facing rear garden, with several patio areas and a large section of lawn making it the ideal space for outdoor entertaining! The private tarmac driveway provides parking for four/five vehicles and gives access to the detached single garage.

The property is ideally located within easy reach of Loughborough town centre and its array of local amenities including: Independent shops, supermarkets, medical centres, pubs/restaurants, leisure centre and cinema. Loughborough College and Loughborough University are both within easy reach. The location also provides quick access to a number of key road links to Leicester, Nottingham & Derby via the A6, A46, A50 M1 Motorway as well as well as East Midlands Airport. Direct rail links to Nottingham and London St Pancras international are available from nearby Loughborough train station.

Viewings are strictly By Appointment Only and are highly recommended to appreciate the size, location and accommodation on offer.

### ACCOMMODATION





## GROUND FLOOR

**Entrance Hall**  
11'9" x 10'7" max (3.6 x 3.25 max)

**Formal Lounge**  
16'10" x 11'3" (5.15 x 3.45)

**Kitchen / Diner**  
17'0" x 10'7" max (5.2 x 3.25 max)

**Formal Dining Room**  
10'11" x 9'2" (3.35 x 2.8)

**Office / Snug**  
9'10" x 6'2" (3.0 x 1.9)

**Downstairs WC**  
5'2" x 4'1" (1.6 x 1.25)

## FIRST FLOOR

**First Floor Landing**  
14'3" x 7'10" max (4.35 x 2.4 max)

**Bedroom 1**  
13'7" x 11'1" max (4.15 x 3.65 max)

**En-Suite**  
8'4" x 4'1" (2.55 x 1.25)

**Bedroom 2**  
11'1" x 9'2" (3.4 x 2.8)

**Bedroom 3**  
8'8" x 7'10" (2.65 x 2.4)

**Bedroom 4**  
9'4" x 8'6" (2.85 x 2.6)

**Family Bathroom**  
7'4" x 6'2" (2.25 x 1.9)



## OUTSIDE

**South Facing Rear Garden**

**Private Driveway**

**Detached Single Garage**

**Disclaimer**

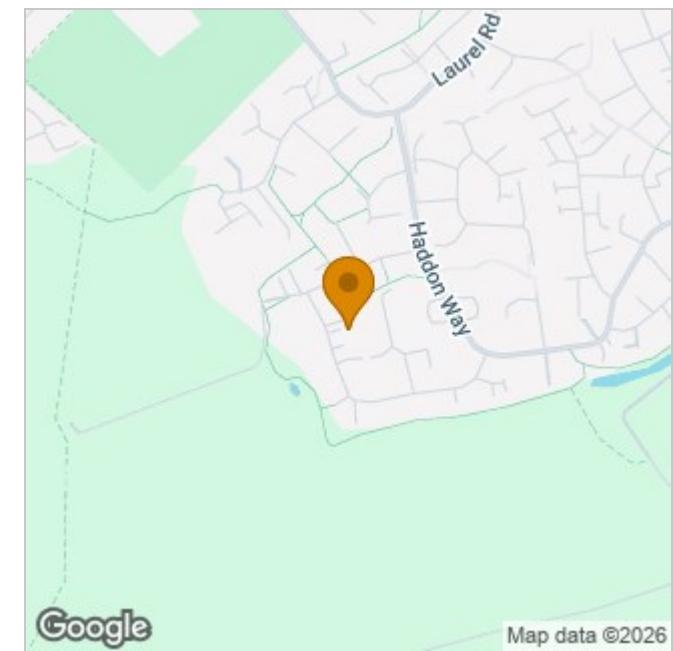
## Floor Plan



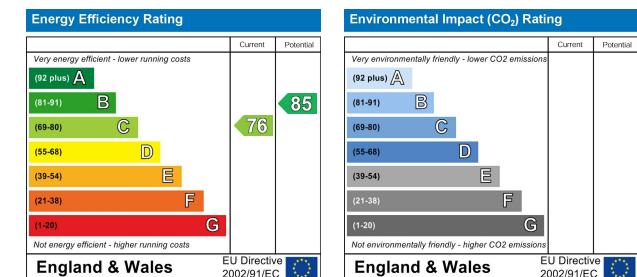
## Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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