



Outwoods Road, Loughborough

welcome to

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A skillfully extended, architecturally designed semi-detached home situated on Outwoods Road on the Forest side of Loughborough, with porch, hallway, family room, open plan L-shaped lounge/diner, kitchen, ground floor shower room, three bedrooms, bathroom, front/rear gardens, garage & driveway!

Entrance Porch

The property is entered through the front door leads into the porch, with an internal door into the hallway and a double glazed window to the side elevation.

Hallway

The hallway has wooden parquet flooring, a radiator, spot lights to ceiling, dog leg staircase rising to the first floor with an oak handrail and wooden balustrade, doors to the lounge, kitchen, ground floor w/c and a front reception room.

Ground Floor shower room

The ground floor w/c has a three piece suite comprising low level w.c, vanity wash hand basin and a shower cubicle with an electric shower over. There is a chrome heated towel rail, an anti-misting heated mirror, spot lights to ceiling and a double glazed window.

Family Room

11' 2" x 11' 2" (3.40m x 3.40m)

The family room has a number of uses such as a formal dining room, music room, study and an occasional bedroom, with parquet flooring, a double glazed window to the front and side elevation, a radiator, spot lights to ceiling, a bespoke built in storage unit with cupboards, shelving and a built in pull down bed.

Lounge

15' 3" x 14' (4.65m x 4.27m)

The lounge has ceramic tiled flooring with underfloor heating a double glazed window to the front elevation, spot lights to ceiling, a multi fuel burning cast iron stove with tiled hearth, a radiator, coving to ceiling and an opening through to the lounge extension.

Lounge Extension

10' 3" x 9' 7" (3.12m x 2.92m)

The lounge extension flows through from the lounge and can be used as a further entertaining area or somewhere to work from home, has a ceramic tiled flooring with underfloor heating, a radiator, bi-fold doors leading out to the rear garden, a electronically operated sky light window and an opening through to the dining area.

Dining Area

8' 8" x 10' 10" (2.64m x 3.30m)

The dining area opens through from the lounge extension with double hinged doors which can be used to create a separate space. There is a continuation of the ceramic tiled flooring with underfloor heating, there are two electronically operated sky light windows, bi-fold doors opening out to the rear garden, a further opening through to the kitchen and a door leading through to an internal vestibule with access to the garage.

Kitchen

8' 9" x 11' 3" max into units (2.67m x 3.43m max into units)

The kitchen has ceramic tiled flooring with underfloor heating and is fitted with a modern range of wall and base units with work surfaces over, is fitted with a modern range of appliances including a double oven, a fitted microwave, an induction hob and dishwasher. There is a stainless steel sink drainer with a swan neck tap, under unit lights, spaces for a fridge and freezer, plumbing for a washing machine and a further useful built in store with roller door, double glazed window to the side elevation, spot lights to ceiling.





Landing

The landing has a dog leg staircase rising from the ground floor with an oak handrail and wooden balustrade. There is a frosted double glazed window to the side elevation, with two further clear windows to the side and front elevations, carpeted flooring and doors to the bedrooms and bathroom. There is a built in store cupboard housing the combination boiler, loft hatch with a drop down ladder, a radiator and spot lights to ceiling.

Bedroom One

14' x 10' 10" into wardrobes (4.27m x 3.30m into wardrobes)

Bedroom one has double glazed windows to the front and rear elevations, fitted wardrobes with hanging rails and shelving with sliding doors, spot lights to ceiling, carpeted flooring and a radiator.

Bedroom Two

11' 2" into recess x 11' 4" (3.40m into recess x 3.45m)

Bedroom two has a double glazed window to the front and side elevation, fitted wardrobes with sliding doors, radiator and carpeted flooring.

Bedroom Three

9' x 11' 5" (2.74m x 3.48m)

Bedroom three has a double glazed window to the rear elevation, radiator and carpeted flooring.

Bathroom

The family bathroom has a modern fitted three piece suite comprising low level w/c, vanity style wash hand basin and a bath with shower over. There is a chrome heated towel rail, an anti-misting heated mirror, frosted double glazed window to the rear elevation, wall mounted cupboard, a radiator and part tiled walls.

Outside

To the front elevation there is a beautifully maintained garden comprising graveled areas, borders filled with a range of shrubs and plants, a

hedged row, pathway to the front door with a useful garden store/bike shed. There is a driveway providing ample off road parking with access to the garage and store room to the rear.

The rear garden has been landscaped with a spacious patio seating area, is mainly laid to lawn with a timber garden shed and is fenced and enclosed to boundaries.

Garage

24' 2" x 7' 1" maximum (7.37m x 2.16m maximum)

The garage has a roller door, electric wall mounted heaters, has a side personnel door to the internal vestibule which has a further door to the dining room and French doors leading to the garden.

Outbuilding

There is a useful outbuilding which could easily be adapted to function as a home office/gym, with a door leading to the front and rear.



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- STUNNING ARCHITECTURALLY DESIGNED HOME
- FABULOUS OPEN PLAN LIVING SPACE
- MODERN FITTED KITCHEN & BATHROOM
- THREE WELL-PROPORTIONED BEDROOMS
- GARAGE & WORK SHOP/STORE ROOM

Tenure: Freehold EPC Rating: C

£415,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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