



Outwoods Road, Loughborough



5



2



2

£665,000



## Key Features

- IMPRESSIVE DETACHED FAMILY HOME
- PRIME FORESTSIDE ADDRESS
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENSIVE MATURE GARDENS
- SUBSTANTIAL PARKING/DOUBLE GARAGE
- EPC rating U
- Freehold





Occupying one of the towns most sought after locations is this impressive 1950's detached family home, situated upon a large garden plot with an extensive frontage and in and out driveway.

The interior offers a bright and airy whitewashed feel throughout with high reach ceilings, immaculately presented and with further scope for enlargement to the rear.

Enter through a useful porch and into the entrance hallway with tiled flooring spanning through in to the kitchen and leading off into a handy ground floor wc. The seven meter long lounge spans the full depth of the property and is centred around a quality feature limestone open fireplace with wood panelled chimney breast and full height picture window enjoying views of the garden.

There is a separate dining room also overlooking the rear and this is adjacent to the kitchen offering the opportunity to bring the two rooms together to create a dining kitchen if desired.

The kitchen offers a comprehensive matching range of base, drawers and eye level units with built in stainless steel electric double oven, four ring gas hob and extractor, plumbing for dishwasher, integrated fridge, work surface overlighting and side entrance door leading out in to the side porch. Off the porch is a boot room/additional WC and access into the double garage as well.

The gallery landing is a particular feature of the home, bringing a feeling of space to the interior with a large airing style cupboard.

There are five bedrooms in total with the master enjoying views of the large garden and featuring a stunning fully tiled en-suite shower room with

mixer shower having a rain style shower head and separate attachment, vanity style sink and WC with hidden cistern. chrome heated towel radiator, ceiling spotlights and extractor fan.

Bedrooms two, three and four are all double size whilst bedroom five is currently a children's nursery and includes a vanity sink. The family bathroom has a free standing contemporary bath neatly sat behind a glass shower screen with mixer shower having a rain style shower head and separate attachment.

The location on Outwoods Road is superb! The home is nestle behind mature trees and an in and out driveway with electric gates and offering substantial parking for approximately eight vehicles. There is an integral double garage with access form the house as well and gated access to either side of the property leading round to the rear.

The beautifully maintained substantial lawned gardens enjoy an array of established borders, shrubs, flowers and maturing trees, paved patio, children's play house and even better than that... An adventure zipline!

Good to know: The property has uPVC double glazing throughout. Gas central heating.

To find the property, proceed from the town on Forest Road continuing ahead at the Epinal Way roundabout where you will eventually take the second turning left in to Valley Road. Outwoods Road is the fifth turning on the left hand side where the property is situated on the right hand side as identified by the agent's 'For Sale' board.







PORCH 1.24m x 0.94m (4'1" x 3'1")

ENTRANCE HALLWAY 4.63m x 2.34m (15'2" x 7'8")

LOUNGE 7.05m x 3.62m (23'1" x 11'11")

GARDEN CONSERVATORY 4.35m x 2.50m (14'4" x 8'2")

DINING ROOM 3.66m x 3.47m (12'0" x 11'5")

KITCHEN 3.47m x 3.14m (11'5" x 10'4")

GROUND FLOOR WC 1.95m x 1.05m (6'5" x 3'5")

PORCH 1.20m x 1.11m (3'11" x 3'7")

BOOT ROOM/WC 2.28m x 1.13m (7'6" x 3'8")

DOUBLE GARAGE 4.39m x 5.10m (14'5" x 16'8")

BEDROOM ONE 4.68m x 4.49m (15'5" x 14'8")

EN-SUITE SHOWER ROOM 2.52m x 1.49m (8'4" x 4'11")

BEDROOM TWO 3.61m x 3.29m (11'10" x 10'10")

BEDROOM THREE 3.49m x 3.01m (11'6" x 9'11")

BEDROOM FOUR 3.49m x 2.52m (11'6" x 8'4")

BEDROOM FIVE 3.00m x 2.75m (9'10" x 9'0")

FAMILY BATHROOM 2.69m x 1.90m (8'10" x 6'2")



## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band F.

## DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

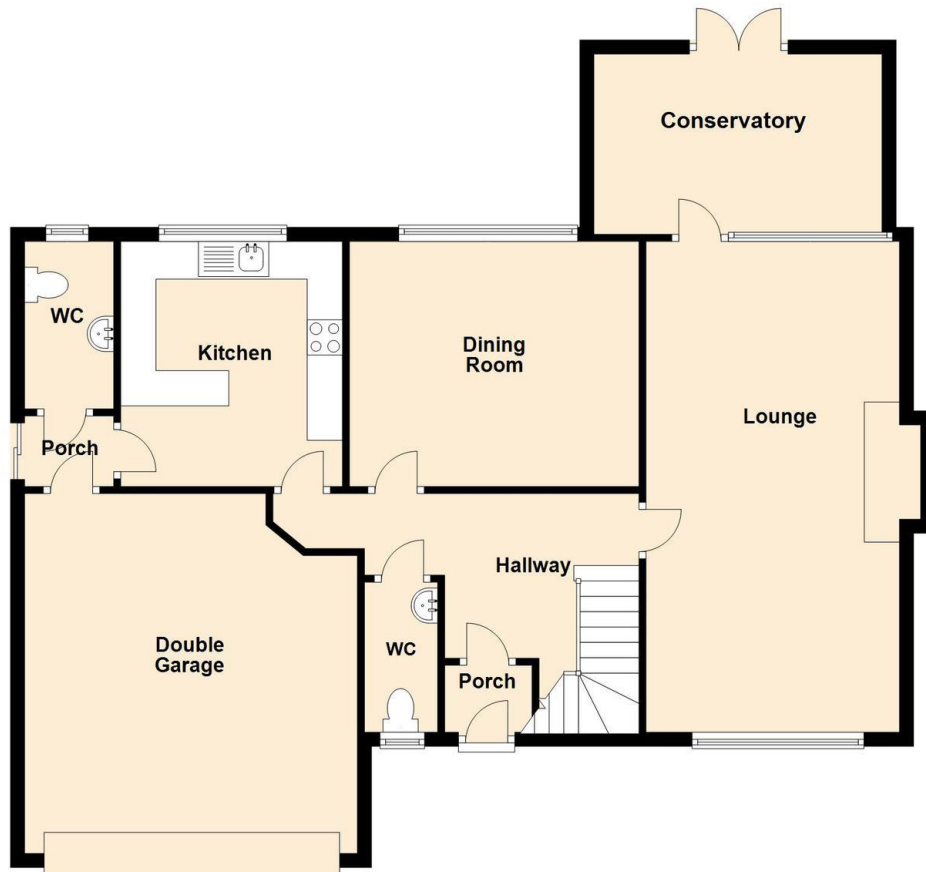
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





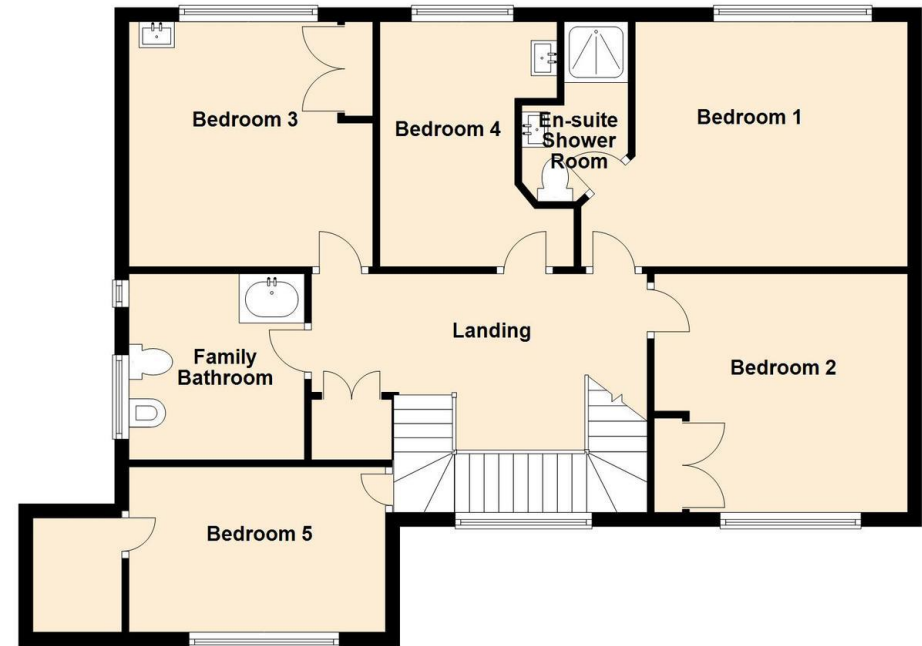
### Ground Floor

Approx. 106.2 sq. metres (1143.5 sq. feet)



### First Floor

Approx. 85.5 sq. metres (920.3 sq. feet)



Total area: approx. 191.7 sq. metres (2063.7 sq. feet)



