



Outwoods Drive,
Loughborough



£400,000

- EXTENDED SEMI-DETACHED
- FOUR BEDROOMS
- OVER THREE FLOORS
- TWO RECEPTION ROOMS
- CHARACTER FEATURES
- CONTEMPORARY STYLED INTERIOR
- FREEHOLD
- EPC rating D



If you've been seeking a home with a large family size garden, four bedrooms and a prime forest side location within Mountfield Primary School catchment... then look no further!

This instantly appealing extended semi-detached property would make a great home for the young and growing family, arranged over three floors and featuring a stylish contemporary interior along with heritage touches including stripped pine panelled doors.

Enter the home through an original quarry tiled entrance hall with handy understairs storage cupboard and into a rear facing generous lounge. The impressive lounge is centred around a reproduction 1930 style living flame effect gas fireplace, French doors leading out into the garden ideal for summer entertaining. The second reception room lends itself to use as a dining, sitting or playroom and enjoys a tiled 30s/50s style open fireplace and a large box bay window.

In recent years, the present vendors have entirely replaced the kitchen which is extended to the rear and includes a German design, contemporary range of handleless base drawers and eye-level units all supplied by locally renowned Cole Roberts Kitchens. Integrated Siemens appliances include electric double oven, induction hob and extractor, fridge freezer, dishwasher, and plumbing for washing machine. There are ceiling spotlights, luxury vinyl flooring, quartz stone work surfaces, including a grooved drainer and plenty of light through many windows and a full height glazed door leading out into the garden.



On the first floor there are three bedrooms (two double) and with the single size room presently used as a home office. The contemporary family bathroom is also on the first floor and is also supplied by Cole Roberts. This includes a tiled bath with glass shower screen, mixer shower with rain style showerhead and separate attachment, wash hand basin and toilet with hidden cistern, luxury vinyl flooring, ceiling spotlights and a vertical heated radiator.

A winding balustrade staircase leads up to the second-floor master bedroom suite which is a super size and overlooks the extensive gardens. The room has built in wardrobes and leads to an ensuite shower room with walk-in style shower enclosure and mixer shower, vanity style WC and sink, tiled splashbacks, underfloor heating, heated towel radiator and window.

The property is just a short stroll away from Mountfield Primary School as well as the university campus and nearby amenities including Tesco's and Post Office etc. To the outside there is a retaining front hedge beyond which lies a gravel, two car side-by-side driveway with gated access to the side suitable for a motorcycle which leads down to an oversized detached garage. The property has a generous and mature rear lawned garden with a full patio and garden pond, surrounding border shrubs, flowers, maturing trees and at the bottom of the garden a vegetable patch for the good life! Within the vegetable patch is space for a greenhouse and room for a garden shed etc.

Good to know; the property has UPVC double glazing throughout. Gas central heating powered by an Ideal combination boiler approximately 12 months old and located in the airing cupboard in bedroom three.

To find the property, proceed from the town centre starting on Forest Road continuing straight over at the Epinal Way roundabout where you should take the second turning left into Outwoods Drive. The property is situated on the right-hand side as identified by the agent for sale board.



ENTRANCE HALLWAY 4.4m x 2m (14'5" x 6'7")

LOUNGE 4.8m x 3.64m (15'8" x 11'11")

DINING/SITTING ROOM 4.26m x 3.97m (14'0" x 13'0")

KITCHEN 6.02m x 2m (19'10" x 6'7")

MASTER BEDROOM 5.35m x 3.86m (17'7" x 12'8")

EN-SUITE SHOWER ROOM 2.23m x 2.02m (7'4" x 6'7")

BEDROOM TWO 4.1m x 3.73m (13'6" x 12'2")

BEDROOM THREE 3.73m x 3.53m (12'2" x 11'7")

BEDROOM FOUR 2.19m x 2.02m (7'2" x 6'7")

FAMILY BATHROOM 2.54m x 2.19m (8'4" x 7'2")





SERVICES

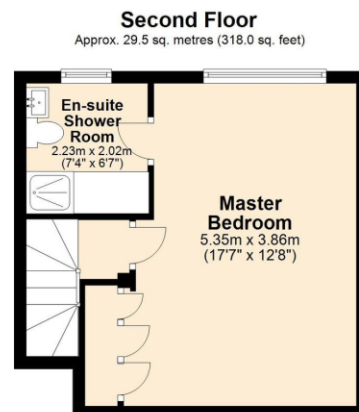
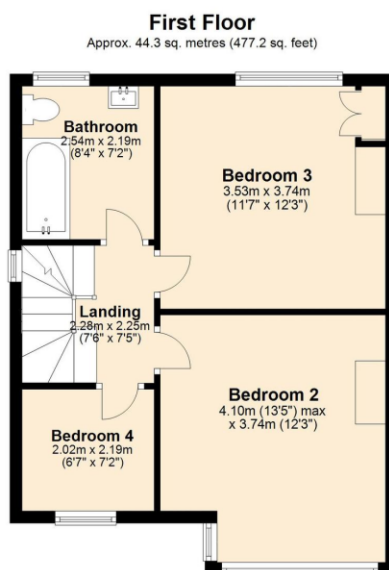
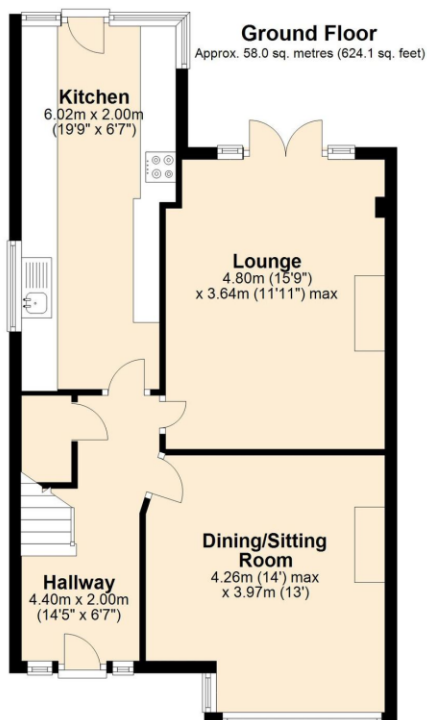
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C

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.

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.



Total area: approx. 131.9 sq. metres (1419.3 sq. feet)





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