



Moat Road, Loughborough



£310,000

- FOUR/FIVE BEDROOM SEMI
- EXTENDED ACCOMMODATION
- 35FT TANDEM GARAGE
- FORESTSIDE LOCATION
- OPEN VIEWS TO THE FRONT
- VERSATILE LAYOUT
- FREEHOLD
- EPC rating D



This deceptive extended versatile four/five bedroom semi detached home occupies an enviable position having open field views to the front, walks in the Outwoods close by and within close proximity to Woodbrook Vale Secondary school.

The 35ft Tandem garage could be a real asset for those wanting to incorporate this space into the living accommodation, whilst at first floor with additional stud wall, there could be a fifth bedroom if so desired (see floorplan).

Initially on entry, the porch has an exposed timber floor with multipaned entrance door and there's a similar internal door through to the hallway. The hall has neutral decor, stairs to the first floor with period balustrade and storage cupboard beneath and a modern radiator. A retracting door to the kitchen and separate door through to the lounge diner.

The lounge diner has an exposed timber floor, decorative fireplace with reclaimed timber mantelpiece. To the dining section, the room narrows slightly and here there's a broad rear elevation window with radiator beneath and additional door through to the kitchen.

The kitchen has a white ceramic sink unit with a built in Neff electric induction hob with oven beneath and stainless steel extractor hood over. There's plumbing for automatic washing machine, room for a fridge freezer, storage cupboard units are in a solid wood finish with brushed metal handles and there is a tiled floor. Double glazed rear access door out to the garden.



At first floor, the main bedroom has built in wardrobes virtually to the full depth of the room, a broad window with views towards The Outwoods, bedroom two is to the rear and has a sink unit and view over the rear garden. Bedroom three is part of the side addition and you enter through the potential bedroom five (see floorplans) and bedroom four is also at the rear.

The bathroom has exposed timber floor and a tap mounted shower over the bath and storage unit over the stairs recess, wash hand basin and low level WC.

Outside, to the front the Tarmac driveway allows off road car parking and further space is possible with the coloured stone area adjacent, the tandem garage has a metal up and over door. At the rear is a paved patio then coloured stone beyond the garage. The garage houses the Worcester gas central heating boiler. At the rear, a central pond and steps leading up to the top of the rockery which is two tiered sections. The garden is fully enclosed by timber fencing, not overlooked from beyond.

To find the property, from Loughborough town centre proceed along Beacon Road, continue up the hill and down the other side turning right onto Valley Road, first left in to Moat Road where the property is situated on the left hand side.

PORCH 1.79m x 1.16m (5'11" x 3'10")

HALL 4.19m x 1.81m (13'8" x 5'11")

LOUNGE DINER 6.81m x 3.56m (MAX) (22'4" x 11'8")

KITCHEN 3.29m x 2.35m (10'10" x 7'8")

BEDROOM ONE 3.98m x 3.54m (13'1" x 11'7")

BEDROOM TWO 3.02m x 2.94m (9'11" x 9'7")

BEDROOM THREE 4.05m x 2.42m (13'4" x 7'11")

BEDROOM FOUR 2.36m x 2.29m (7'8" x 7'6")

POTENTIAL BEDROOM FIVE 3.43m x 2.42m (11'4" x 7'11")

BATHROOM 2.52m x 1.87m (8'4" x 6'1")





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 C.

DISCLAIMER

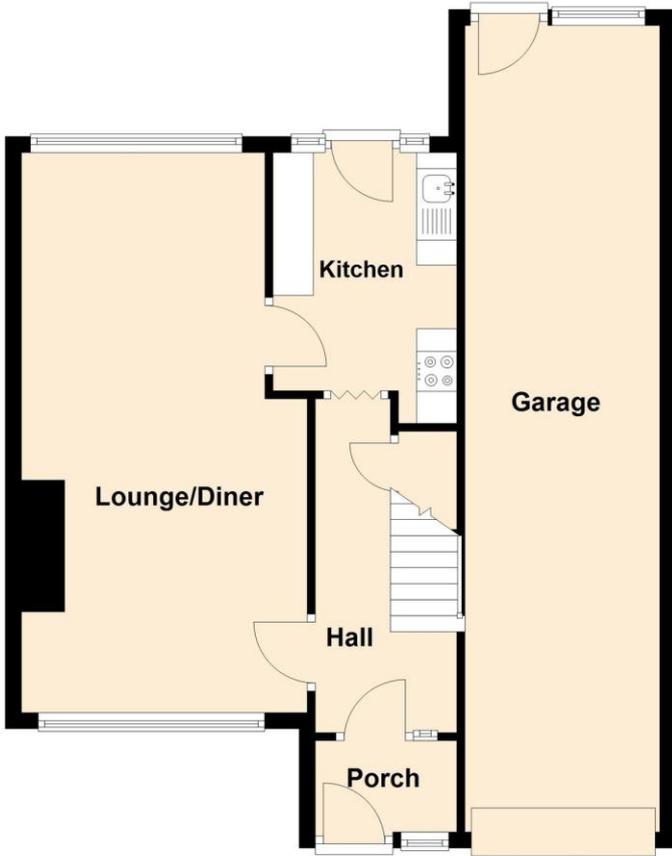
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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. 65.6 sq. metres (706.1 sq. feet)

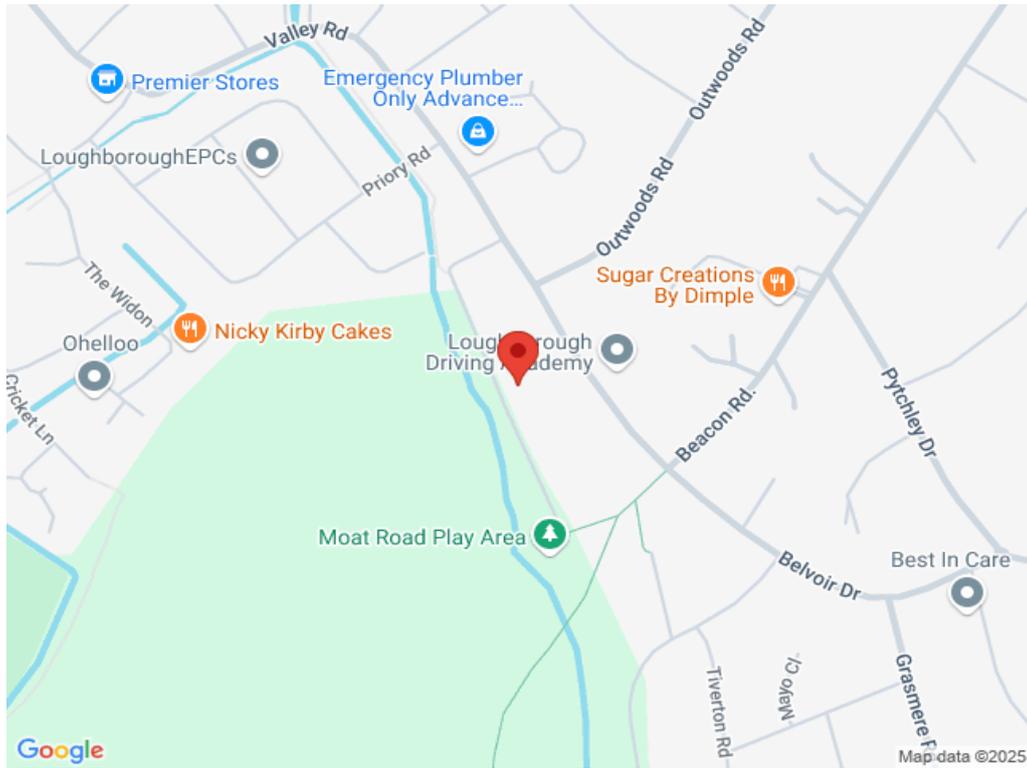


First Floor

Approx. 56.6 sq. metres (609.0 sq. feet)



Total area: approx. 122.2 sq. metres (1315.1 sq. feet)



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