



Montague Drive, Loughborough



£400,000

- DETACHED FAMILY HOME
- PRIME FORESTSIDE LOCATION
- DOUBLE GARAGE
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM, GROUND FLOOR W.C.
- FREEHOLD
- EPC rating C



A prime Forestside cul-de-sac, Hollywell Primary School catchment and striking distance of the university and nature walks in The Outwoods is the fantastic setting on offer for this detached family home.

The property includes a detached double garage along with a brand-new block paved drive and offers the opportunity for enlargement to the side if desired (subject to planning etc).

The well-maintained home would make a wonderful place for the young and growing family or professional couple eager to make their mark internally, with the property offering an exciting chance to re-style and modernise.

Enter through the generous hallway which has a ground floor WC and useful under stairs storage cupboard along with doors to both the lounge and kitchen. The lounge is at the front offering plenty of space and centred around a marble, living flame effect gas fire and with an archway through to the dining room. The dining space has windows and rear entrance door leading out into the garden ideal for summer entertaining along with a connecting door through to the kitchen.

The kitchen has space for a breakfast or dining table and a range of base, drawers and eye level units, built in electric oven, four ring gas hob and extractor, space for an upright fridge freezer, plumbing for a dishwasher, towel radiator, tile effect vinyl floor and two windows enjoying views over the garden.



A door from the kitchen leads to a utility room which has a range of cupboards, including a larder unit, additional sink and plumbing for a washing machine.

Upstairs there are four bedrooms (three double) with number one having a range of built-in wardrobes and fitted dressing table, number two with a built-in wardrobe and bedroom four currently utilised as a home office.

The fully tiled bathroom offers a walk-in double size shower enclosure with glass door, mixer shower, WC and wash hand basin, heated towel radiator and airing cupboard with shelving and housing the Worcester combination gas central heating boiler.

Gardens to the property are particularly impressive with low maintenance planted gravel borders to the front and gated access to the side leading to the attractive rear mature gardens. The beautifully kept gardens enjoy well stocked borders, shrubs, flowers and maturing trees with a full width paved patio and additional patio to the rear of the double garage.

Good to know; The accommodation offers UPVC double glazing, gas central heating and is for sale with no chain.

To find the property, proceed along Forest Road continuing ahead at the Epinal Way roundabout where eventually this becomes Valley Road. Take the next turning right onto Thirlmere Road, second left onto Berkeley Road and right onto Montague Drive where the property situated approximately halfway along upon the left-hand side as identified by the Agents For Sale board.



HALLWAY 5.1m x 1.73m (16'8" x 5'8")

LOUNGE 4.88m x 4.16m (16'0" x 13'7")

DINING ROOM 3.09m x 2.89m (10'1" x 9'6")

BREAKFAST KITCHEN 4.46m x 2.89m (14'7" x 9'6")

UTILITY ROOM 2.49m x 1.56m (8'2" x 5'1")

BEDROOM ONE 4.19m x 3.69m (13'8" x 12'1")

BEDROOM TWO 3.6m x 2.57m (11'10" x 8'5")

BEDROOM THREE 2.94m x 2.79m (9'7" x 9'2")

BEDROOM FOUR 2.27m x 2m (7'5" x 6'7")

BATHROOM 2.57m x 2m (8'5" x 6'7")





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 E

DISCLAIMER

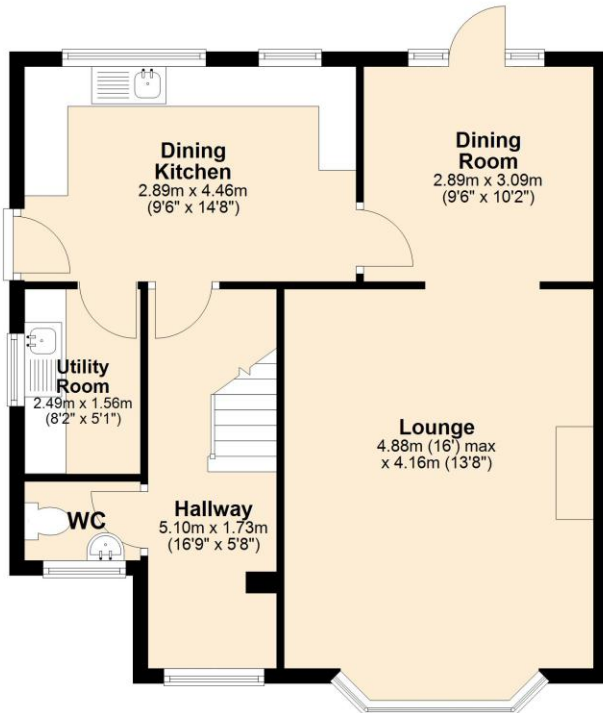
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

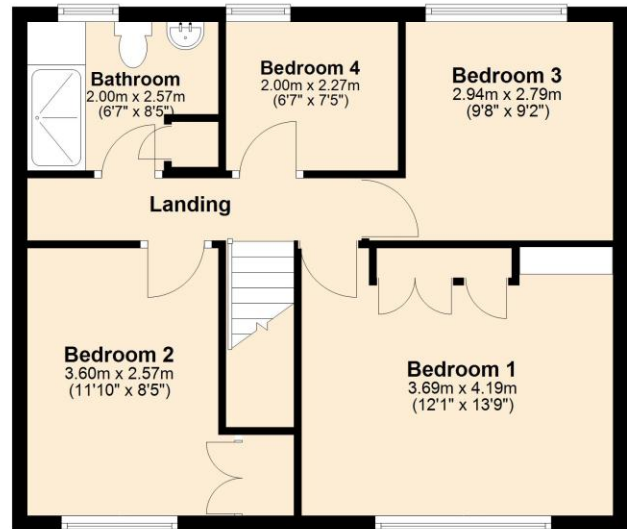
Ground Floor

Approx. 59.0 sq. metres (634.5 sq. feet)

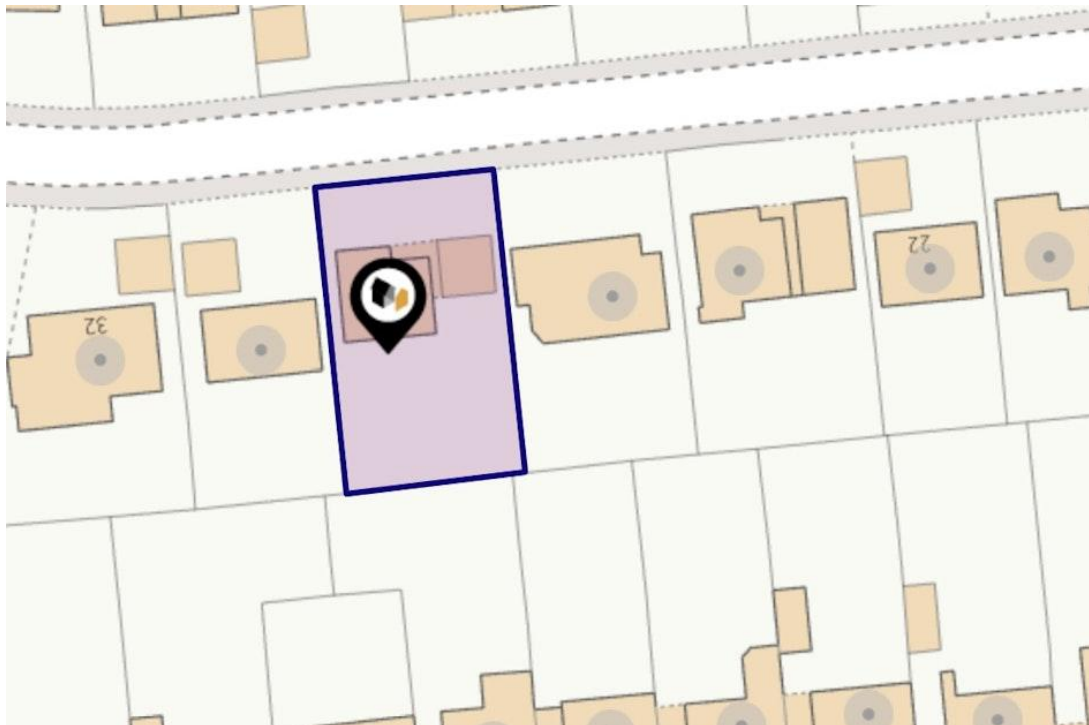


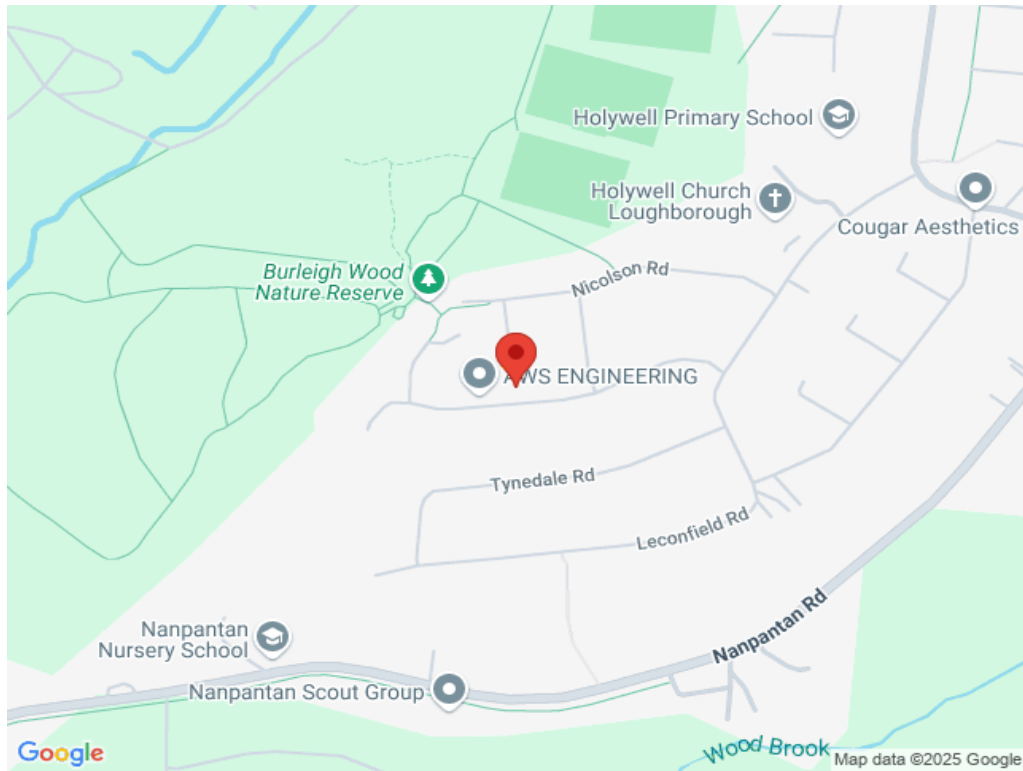
First Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Total area: approx. 111.2 sq. metres (1197.0 sq. feet)





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