



Outwoods Drive,
Loughborough



£325,000

- PERIOD SEMI-DETACHED HOME
- THREE BEDROOMS
- LARGE MATURE GARDENS
- SUPERB OPPORTUNITY FOR IMPROVMENT
- POTENTIAL FOR EXTENSION
- TWO RECEPTION ROOMS
- FREEHOLD
- EPC rating D



Occupying one of Loughborough's most desirable locations, this 1920s three-bedroom semi-detached house offers not just a home, but an exciting opportunity to create something truly special. Outwood Drive is renowned for its leafy setting, character properties and close-knit community feel, and this home embodies all of those qualities, while also boasting a beautiful large, mature rear garden.

From the moment you step through the door, you can sense the history and character within its walls. With its traditional layout and well-proportioned rooms, the property retains the charm of its era, offering the perfect canvas for those wishing to modernise and update. Whether you are looking to restore its period features or design a more contemporary interior, the house provides plenty of scope for transformation and has huge scope for extension to both the side and rear (subject to planning).

The real jewel of this property however, lies outdoors. The generous, established garden is brimming with mature planting, offering colour, privacy, and a wonderful sense of space. It's the kind of garden that invites summer barbecues, children's adventures, or simply a quiet morning coffee surrounded by greenery.



Families will also appreciate the home's position within the Mountfields Lodge Primary School catchment area, one of Loughborough's most sought-after primary schools. Combined with easy access to the town centre, nearby parks, shops, and excellent transport links, the location strikes the ideal balance between convenience and community.

This home represents a rare chance to buy into one of Loughborough's most established neighbourhoods, with the opportunity to create a property that suits your lifestyle perfectly. With vision, imagination, and some investment, this 1920s semi could become the forever home you've always dreamed of.

Good to know; the property has part uPVC double glazing. Gas central heating powered by a conventional boiler located in the kitchen and hot water tank in the walk-in airing cupboard. There is a cellar for storage accessed via the rear porch.

HALLWAY 2.78m x 1.82m (9'1" x 6'0")

GROUND FLOOR W.C. 1.82m x 0.84m (6'0" x 2'10")

LOUNGE 4.09m x 3.73m (13'5" x 12'2")

GARDEN CONSERVATORY 4.09m x 3.1m (13'5" x 10'2")

DINING ROOM 3.52m x 3.11m (11'6" x 10'2")

KITCHEN 3.73m x 2.75m (12'2" x 9'0")

GROUND FLOOR BATHROOM 1.8m x 1.61m (5'11" x 5'4")

BEDROOM ONE 4m x 3.47m (13'1" x 11'5")

BEDROOM TWO 3.52m x 3.11m (11'6" x 10'2")

BEDROOM THREE 2.29m x 2.54m (7'6" x 8'4")

WALK-IN AIRING CUPBOARD 2.75m x 1.08m (9'0" x 3'6")

SEPARATE W.C. 1.28m x 0.74m (4'2" x 2'5")

GARAGE 6.62m x 3.23m (21'8" x 10'7")





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 C.

DISCLAIMER

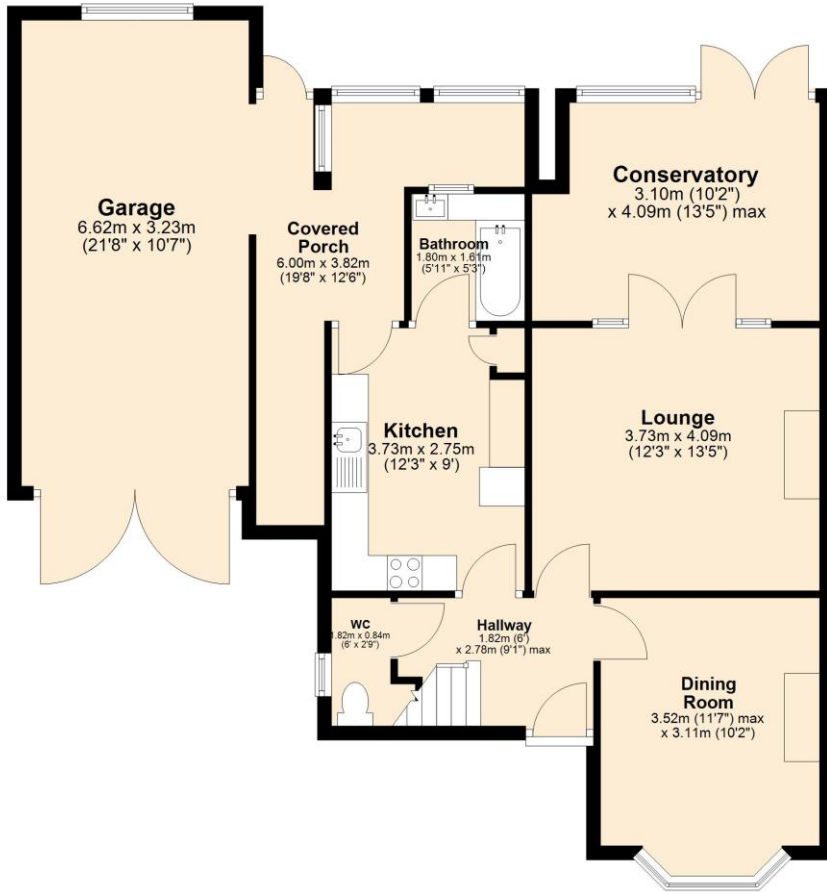
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

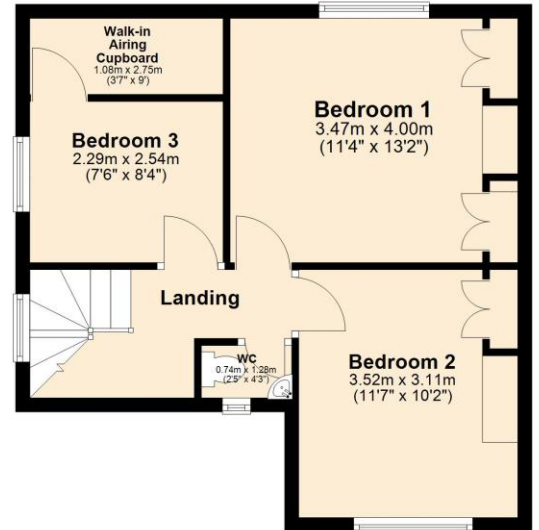
Ground Floor

Approx. 94.1 sq. metres (1012.7 sq. feet)

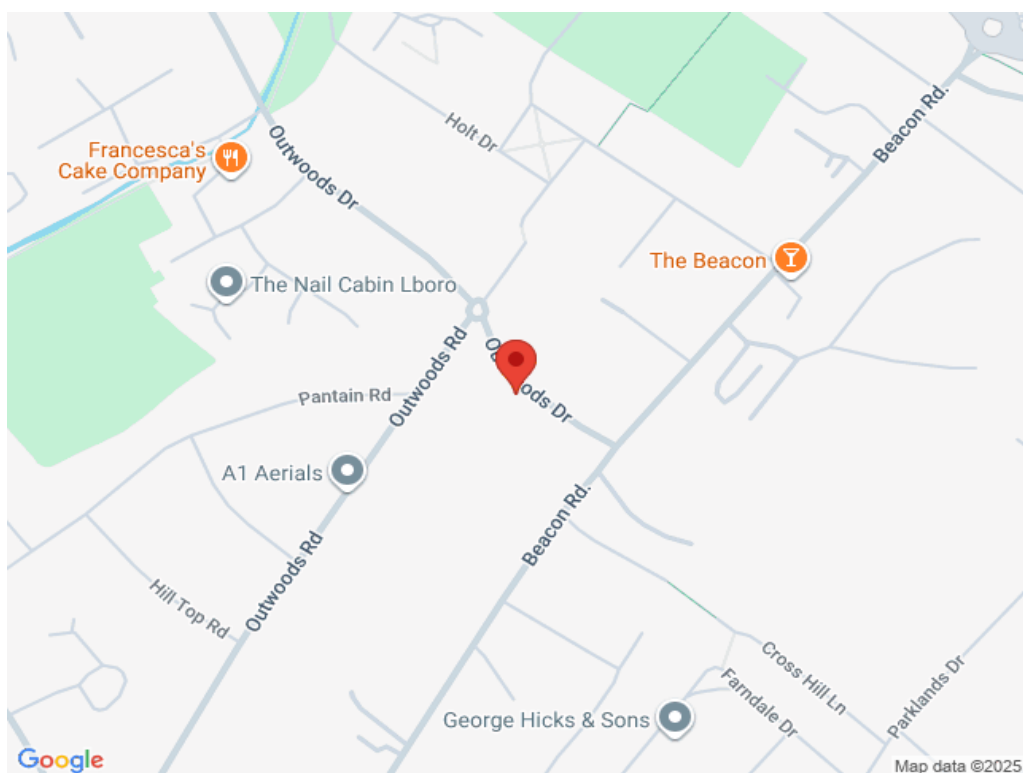


First Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



Total area: approx. 130.8 sq. metres (1407.5 sq. feet)



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