



Murdoch Rise, Loughborough



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£270,000

- THREE BEDROOM SEMI
- CORNER PLOT POSITION
- EXTENDED ACCOMMODATION
- UTILITY ROOM
- FEATURE GARDEN
- CUL-DE-SAC LOCATION
- FREEHOLD
- EPC rating C



This extended three bedroom semi detached home occupies a corner plot and has all the benefits of extra space along with a block paved driveway allowing up to three vehicles with extra parking to the side if required and a garage.

The extension is to the rear of the property and connects up the space between the garage and the kitchen creating a very useful utility room and special reference should be made to the title plan to fully appreciate the size of plot and garden on offer.

On entering the property via its composite door, the porch is also a further extension with an attractive porthole window with a useful storage cupboard and a quarry tiled floor. A step up to the hallway having stairs to the first floor with a timber shaped balustrade.

The lounge diner spans an impressive size almost seven metres and to the lounge area a feature media wall with real flame effect electric fire. To the dining area, a uPVC sealed unit sliding patio door providing natural lighting and access to the feature garden.

The kitchen has a comprehensive range of units at both base and eye level, integrated Neff four ring gas hob with extractor hood above and electric oven beneath. Plumbing for a dishwasher and a white ceramic sink unit. The under stairs cupboard provides additional storage whilst the tiled floor is attractive and practical and into the utility room where there is plumbing for a washing machine, space for further appliances and a side access door with its own pitched roof.



At first floor there is a roof space access hatch to the landing. Bedroom one has three mirrored sliding doors with rail and shelving within, a separate cupboard housing the hot water cylinder. The second double bedroom is to the rear and is neutrally presented with views over the garden. bedroom three has plinth shelving over the stairs, double wardrobe with shelving beneath and accent wallpaper.

The shower room is spacious and has full tiling to the walls and has an easy access enclosure with a mains shower with both angle poised rainhead and hand held fitment respectively, winged wash hand basin with double cupboard beneath and low level WC with dual flush.

To the outside, a low maintenance fore garden either side of the driveway with coloured stone and a circular centrepiece with mature hydrangea, a rockery with mature shrubs and bushes. To the right hand elevation the coloured stone continues and a paved path to the rear garden, which has a centre lawn, paved to the top left and fully enclosed by timber fencing not directly overlooked from beyond. From a maintenance point of view, fascia's and soffits have been replaced with uPVC ones.

Close to sub-centre amenities and schools and close to bus route in to town. The property is ideal for the family.

To find the property, from Loughborough town centre proceed north along the A6 Derby Road, at the roundabout turn left on to Warwick Way, second right on to Braddon Road, over the bridge and round the bend taking the second right in to Murdoch Rise where the property is situated on the left hand side identified by the agent's 'For Sale' board.

HALL 4.7m x 1.7m (15'5" x 5'7")

LOUNGE DINER 6.92m x 3.55m (22'8" x 11'7")

KITCHEN 3.1m x 2.37m (10'2" x 7'10")

UTILITY ROOM 2.58m x 2.38m (8'6" x 7'10")

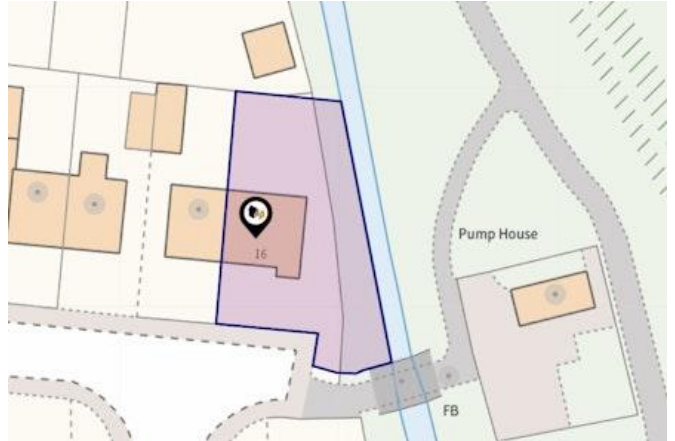
BEDROOM ONE 3.6m x 2.4m (11'10" x 7'11")

BEDROOM TWO 3.12m x 2.8m (10'2" x 9'2")

BEDROOM THREE 2.62m x 2.32m (8'7" x 7'7")

SHOWER ROOM 2.45m x 2.03m (8'0" x 6'8")





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

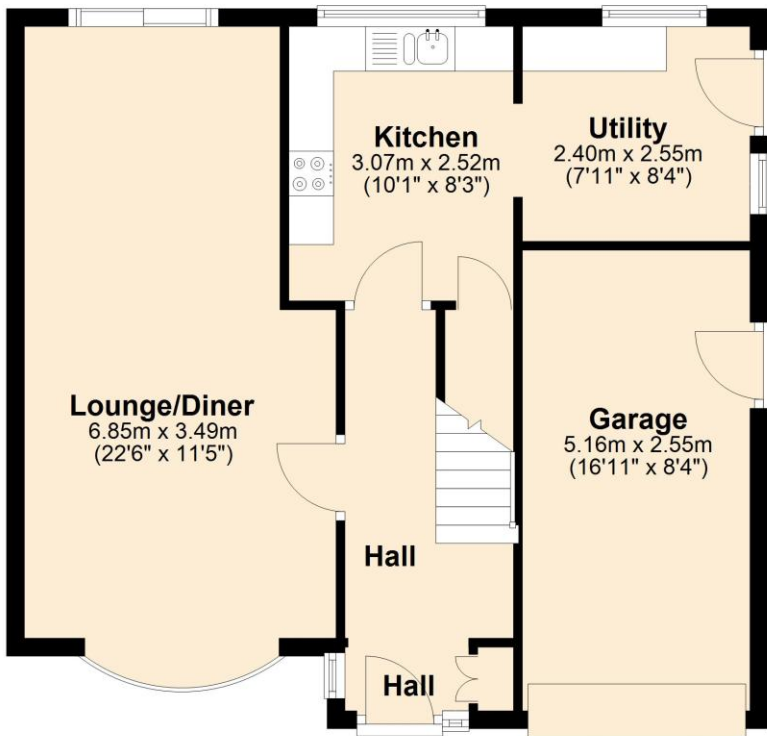
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

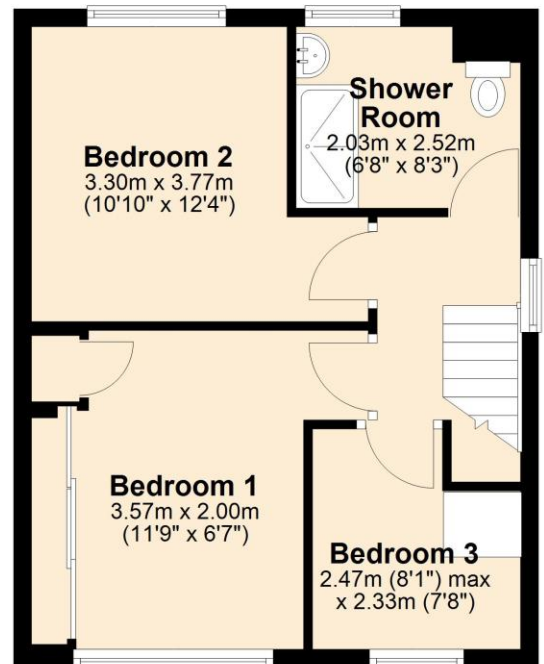
Ground Floor

Approx. 59.6 sq. metres (642.0 sq. feet)

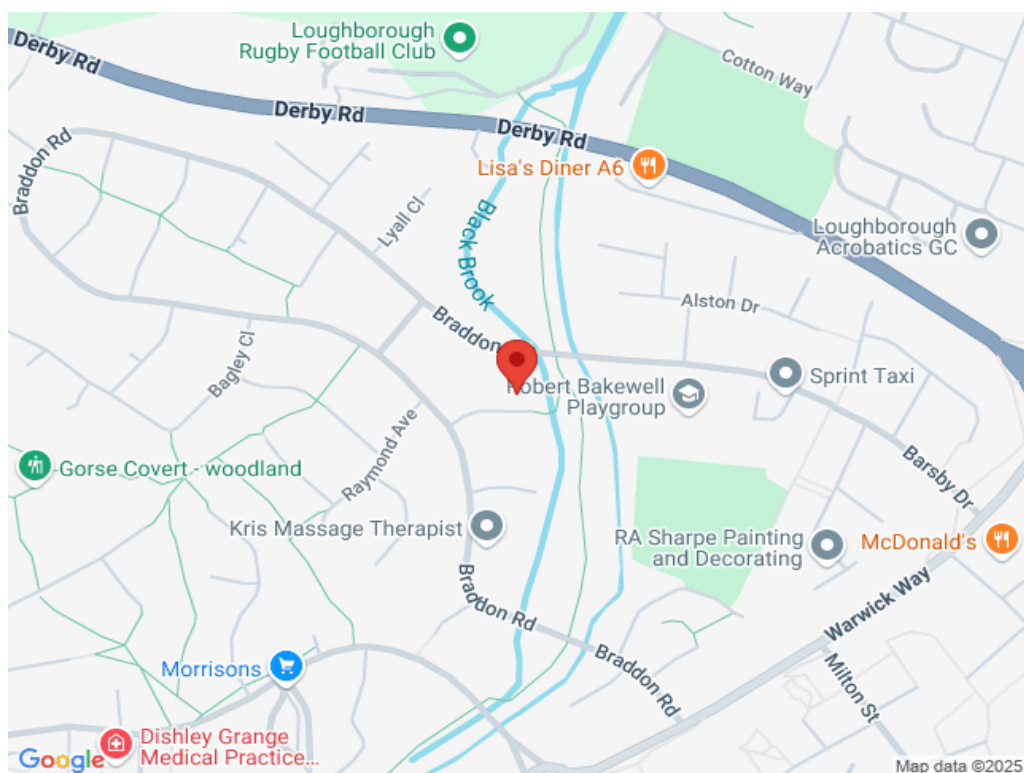


First Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



Total area: approx. 97.8 sq. metres (1052.9 sq. feet)



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