



Sinclair

113 Alan Moss Road, Loughborough, Leicestershire, LE11 5LS

£245,000

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Four Bedrooms
- Semi-Detached Property
- Gas Central Heating
- Council Tax Band\*: B
- No Upward Chain
- Large Rear Garden
- Close To Amenities
- Price: £245,000

## Overview

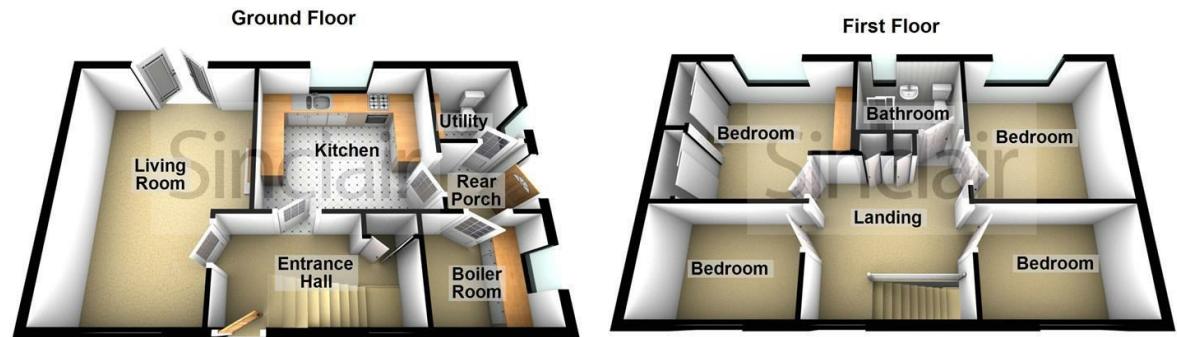
This FOUR BEDROOM SEMI-DETACHED family home is offered to the market with NO UPWARD CHAIN. Enjoying a generously proportioned gardens and driveway. The property in brief comprises an entrance hall, kitchen, living room, rear lobby, utility room/ wc and boiler room to the ground floor. To the first floor there is a large landing space with storage cupboards, four good size bedrooms and shower room. EPC rating awaited.

## Location\*\*

The vibrant market town of Loughborough is set on the fringe of the Charnwood Forest. The town's residents enjoy a number of respected educational establishments from high performing primary schools to an internationally acclaimed University. There are a mixture of independent shops, boutiques, restaurants, set alongside recognisable national chains. The transport network make it ideal for commuters with ease of access to Nottingham, Leicester, Derby & Birmingham. Local tourist attractions include; Bradgate Park, The Grand Union Canal, Great Central Railway, The Bell Foundry and Carillion War Memorial. Loughborough's Railway station is set on Midland Main Line with a direct route to London St Pancras. Nearest Airport: East Midlands(9.3 miles). Nearest City: Leicester(11.3 miles)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



## Detailed Accommodation

### GROUND FLOOR

#### Entrance Hall

12'10 x 6'11 (3.91m x 2.11m)

Entered through a uPVC front door with inset opaque glass, cupboard housing electric meters and stairs rising to the first floor.

#### Living Room

10'1 x 17'11 (3.07m x 5.46m)

Having a dual aspect with uPVC double glazed windows to the front and French doors out to the garden, wall lighting, ceiling fan and an electric fireplace with brick surround.

#### Kitchen

12'2 x 10 (3.71m x 3.05m)

Having a range of wall and base units, rolled edged worksurfaces, one and a half stainless steel sink drainer unit, space and plumbing for appliances, uPVC double glazed window overlooking the garden and access to rear lobby.

#### Rear Lobby

5'10 x 4'7 (1.78m x 1.40m)

uPVC door accessing the rear garden, also giving way to the utility room and boiler room.

#### Utility Room

Having a wc, plumbing for appliances and uPVC double glazed window to side.

#### Boiler Room

7'8 x 7'1 (2.34m x 2.16m)

Housing the Worcester gas boiler, rolled edge worktop and uPVC double glazed window to side.

### FIRST FLOOR LANDING

Stairs rising to the first floor gives way to four bedrooms, shower room and storage cupboards. uPVC double glazed window to front and loft hatch.

#### Bedroom One

11'1 x 10'9 (3.38m x 3.28m)

Having built in wardrobes, storage cupboard, wall lighting, tiled window sills and a uPVC double glazed window overlooking the garden.

#### Shower Room

7'6 x 5'7 (2.29m x 1.70m)

Having a three piece suite comprises a low level flush wc, pedestal wash hand basin, electric wall mounted shower. Having two double glazed opaque uPVC windows to rear, part tiled walls, extractor fan and radiator.

#### Bedroom Two

10'5 x 10'8 (3.18m x 3.25m)

uPVC double glazed window overlooking the garden, tiled window sill and pendant light.

#### Bedroom Three

10'4 x 6'11 (3.15m x 2.11m)

uPVC double glazed window to front, tiled window sill and pendant light.

#### Bedroom Four

9'11 x 7'1 (3.02m x 2.16m)

uPVC double glazed window to front, tiled window sill and pendant light.

### OUTSIDE

To the front there is a paved driveway, hedge surround, timber gates accessing the rear garden and a area of lawn.

To the rear garden is fully enclosed by hedge surround and timber fencing. There is a patio area with a timber shed, the remainder of the garden is predominantly laid to lawn with a path leading to the foot of the garden with a shingled area to the rear.

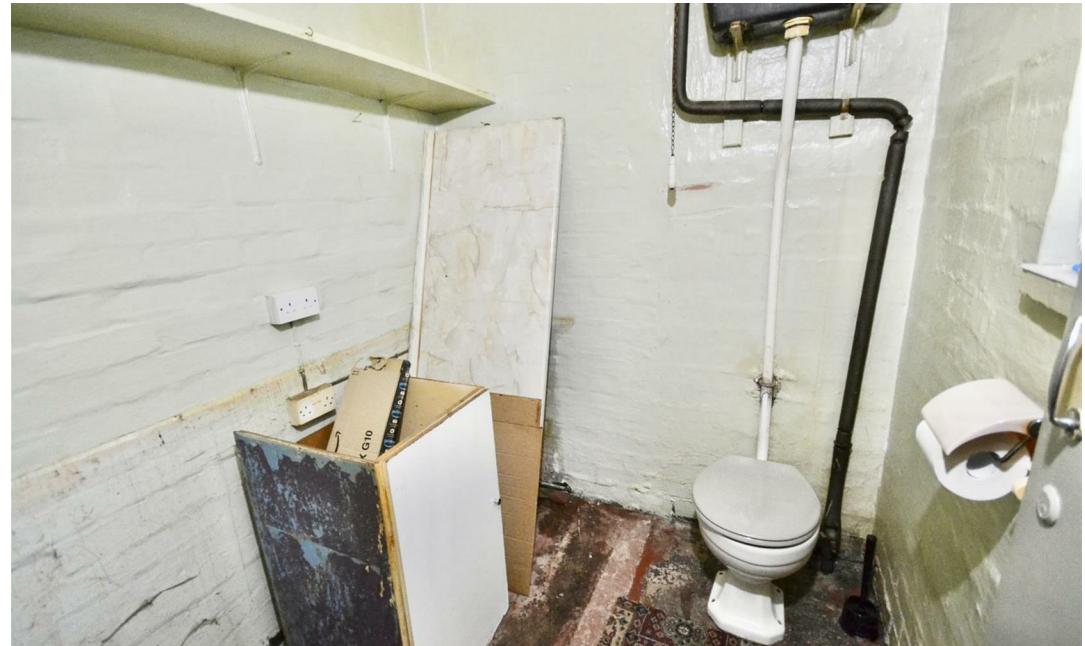
### NOTE TO PURCHASERS

It should be noted by perspective purchasers that probate has been applied for, until probate is granted exchange and completion can't happen.



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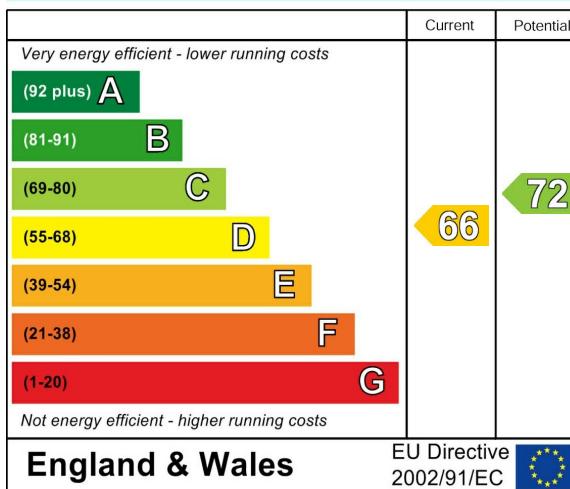
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## Energy Efficiency Rating



### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

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### Money Laundering

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### Referral Fee Disclosure

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# Sinclair

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