Outwoods Road

Loughborough, LE11 3LY

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Guide Price £550,000

Spacious family home on a large, mature plot in one of Loughborough's most sought-after locations. Full of potential, it's ideal for creating a forever home, with generous reception rooms, five bedrooms, and ample scope to extend.

This attractive family home has remained in the same ownership since new and has been thoughtfully altered and extended over the years to provide generous, family-oriented living accommodation. Now offered to the market with no upward chain, the property would benefit from refurbishment, presenting an excellent opportunity for a purchaser to enhance and personalise. A particular highlight is the impressive, mature plot, a defining feature of properties along this highly regarded road, contributing to the area's distinct character and exclusivity.

To describe the property in more detail starting at the spacious front entrance porch which has a uPVC double glazed entrance door with matching side panel and a tiled floor. An opaque glazed internal door with matching side panel opens into the main hallway which has built-in cloaks cupboards, stairs rising to the first floor and doors leading off to the ground floor living spaces.
To the front of the house is a formal living room with a bay window, a further window to the side and a feature fireplace housing a living flame gas fire with stone decorative mantel and stone hearth.
The dining room to the rear has been extended on two sides to create a large open plan living space with an archway to the side leading to a small music room with a window to the side and a second arch through to a further sitting room at the rear of the house with patio doors overlooking the garden.
Moving back through into the hallway where there is a ground floor WC with a second built-in cloaks cupboard, concealed flush WC and pedestal wash basin, window to the side.
The kitchen also overlooks the garden with a glazed extension creating a sunny breakfast room with access out onto the rear patio. The kitchen area is fitted with an extensive range of base and eye level units with roll edge worksurfaces, inset one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in breakfast table, built-in double oven, halogen hob with extractor hood over and space for additional appliances.
The utility room has base and eye level units, roll edge worksurface with stainless steel sink unit, a floor mounted central heating boiler and an entrance door to the side.

Stairs lead to the spacious first floor landing with a window to the side and doors leading off to the bedrooms and the main bathroom which is fully tiled and fitted with a full three piece suite comprising low flush WC, pedestal wash basin and panelled bath. Window to the side and heated towel radiator.
The master bedroom has fitted wardrobes and overlooks the front elevation with an en-suite shower room which is fully tiled and fitted with a double shower, low flush WC and pedestal wash basin. There are two further generous double bedrooms as well as two excellent single bedrooms, one with fitted bedroom furniture and the second with a large eaves storage cupboard.

Outside the property is set well back from the road behind a low boundary wall with raised flower beds along the boundaries. A generous tarmaced driveway provides extensive parking as well as access to the integral single garage. Gated access to the side of the property leads to a brick outhouse, courtesy door into the garage and onto the fabulous mature rear garden.
The garden has been landscaped to include extensive paved patio areas and pathways winding past well kept lawns with ornamental flower beds and borders set with a range of flowering plants, herbaceous shrubs and specimen trees. There is a greenhouse, timber shed and concrete shed included in the sale.

The Area - The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Outwoods Edge and also Mountfields Lodge primary schools.



Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

Property construction: Traditional
Parking: Drive and garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Charnwood Borough Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/24032026

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Ground Floor



Floor 1



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Approximate total area(1)

2083 ft²

193.3 m²

Reduced headroom

66 ft²

6.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

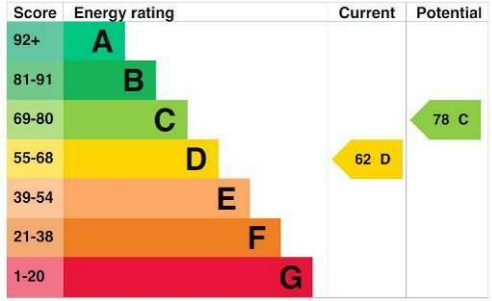
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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