



Storer Road,
Loughborough, Leicestershire, LE11 5EQ
£375,000



This Victorian bay fronted semi detached home has commanding proportions and measures some 1500 square feet in size and has benefitted from a total renovation including replastering, electrical upgrade, new kitchen, new bathroom, the creation of an en-suite, redecoration – all whilst retaining many period features including high skirting and ceilings (9'3" at first floor).

There is a contemporary theme too with electrical sockets and TV aerial connections in a brushed metal finish whilst the property then sits in what is an impressive plot measuring 0.12 of an acre with off road car parking to the right hand elevation (this space could be extended by moving the fence back).

The full layout in brief comprises of storm porch followed by a composite door to a 24ft long hall with original tiled floor, understairs storage along with a contemporary wc, the front reception room has a bay window and feature open fireplace with original grate and glazed tiled inserts and has broadband connection and multiple electrical sockets. The sitting room is open to interpretation with regards its use and has double glazed doors out to the garden with additional arched side window, neutral decoration, feature cast iron grate on lateral tiled hearth. The dining room has a feature exposed fireplace supporting and electric styled stove and this leads through to the kitchen which has an integrated five ring gas hob, electric oven, fridge and freezer and dishwasher. Recessed LED lighting and virtually a full width side elevation window. The utility has a Belfast sink and further storage cupboards and provides extra amenity with plumbing for a washing machine and space for a tumble dryer.

At first floor the landing spans some 30ft in length with the main bay fronted bedroom with three piece en-suite, the second double bedroom is to the very rear of the property, the third double has a feature period cast iron grate whilst the fourth is to the front and ideal as a study/office or even nursery. All bedrooms have multiple electrical sockets. The four piece bathroom has a shower enclosure with two shower heads and special reference should be made to the floor plan to fully appreciate the size of accommodation on offer. On the landing itself is the propensity to go into the roof space should extra bedrooms be required subject to necessary planning.

The rear garden has initially a patio adjacent to the kitchen formed from the original block paving with two steps leading down to what is a mainly lawned walled garden and reference should be made to the title map to understand its size and privacy factor. There are three attached stores that finish the accommodation.

To find the property, proceed from Sainsburys on Ashby Road heading away from the town where you should take the fourth turning on the right hand side where the property is identified by the agent's 'For Sale' board.

HALL

24'3 x 5'9 narrowing to 3'8 (7.39m x 1.75m narrowing to 1.12m)



LOUNGE

15'5 max x 12'8 (4.70m max x 3.86m)



SITTING ROOM

13'11 x 10'8 (4.24m x 3.25m)



GROUND FLOOR WC

4'4 x 2'5 (1.32m x 0.74m)

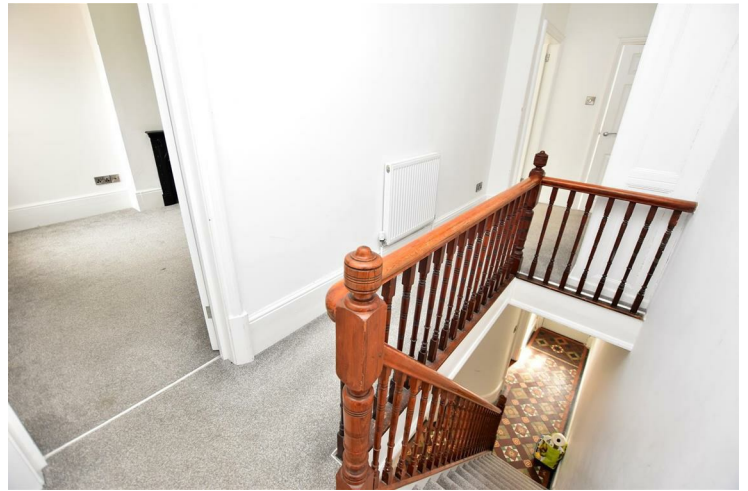
DINING ROOM

11'8 max x 11'2 (3.56m max x 3.40m)



FIRST FLOOR LANDING

30'0 x 5'8 narrowing to 2'8 (9.14m x 1.73m narrowing to 0.81m)



KITCHEN

11'2 x 9'11 (3.40m x 3.02m)



BEDROOM ONE

15'4 x 8'11 (4.67m x 2.72m)



UTILITY ROOM

8'0 x 5'4 (2.44m x 1.63m)



EN-SUITE

7'9 x 4'0 (2.36m x 1.22m)



BEDROOM TWO
11'1 x 10'0 (3.38m x 3.05m)



BATHROOM
10'4 x 8'1 (3.15m x 2.46m)



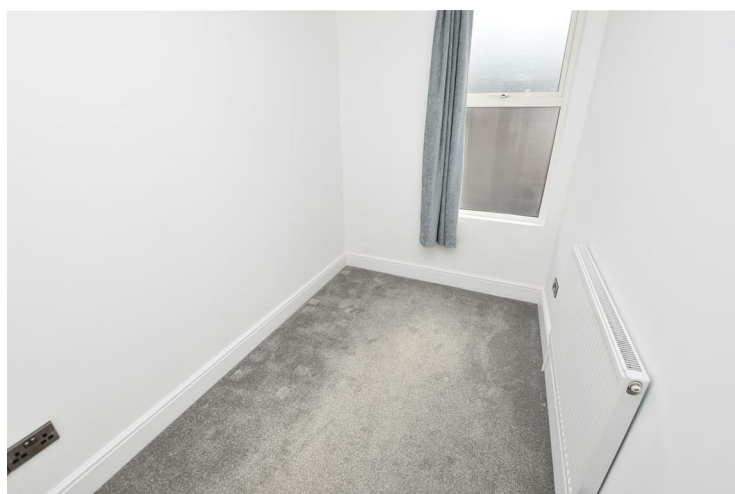
BEDROOM THREE
10'9 x 9'8 (3.28m x 2.95m)



GARDEN



BEDROOM FOUR
9'5 x 6'3 (2.87m x 1.91m)



PATIO



REAR ELEVATION



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.

TITLE MAP



SERVICES, TENURE AND COUNCIL TAX

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 D.

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

Ground Floor

Approx. 80.2 sq. metres (863.0 sq. feet)

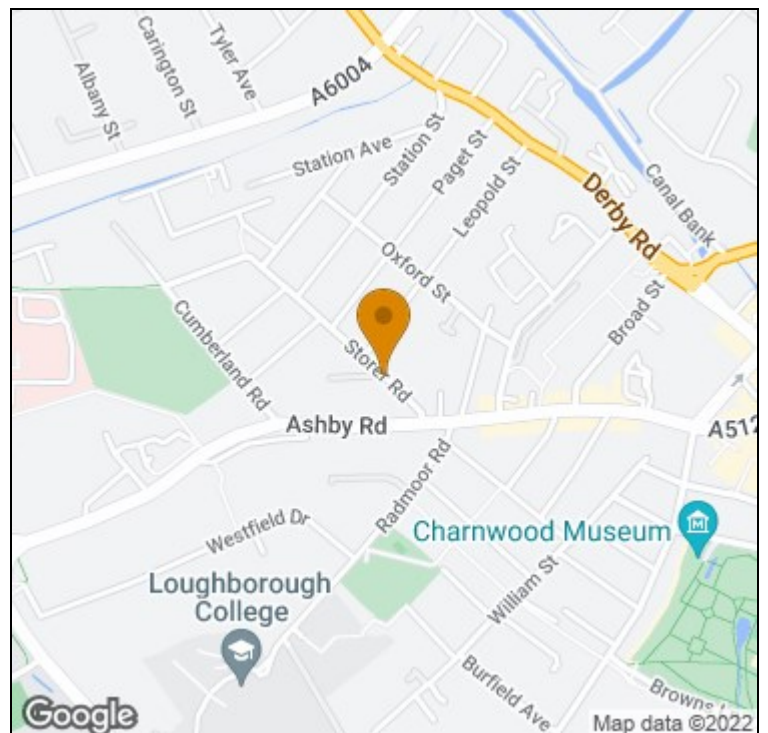


Total area: approx. 147.7 sq. metres (1590.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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