

Woodbrook Road | | Loughborough | LE11 3QB

Offers in the region of £370,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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Situated in a premier location on the much sought after Forest Side of town, this deceptive and substantial detached family home offers four bedrooms, family room and large living room, along with garage, car port and delightful gardens to the rear with far reaching views towards the Outwoods. The property is an ideal family home, with flexible accommodation and is well placed for ease of access to a variety of preferential schooling, shops and picturesque walks.

Large Detached House	Deceptively Spacious
Four Bedrooms	Ground Floor W/c
Living/Dining Room	Family Room
Beautiful Rear Garden	Garage and Car Port
Superb Location	No Upward Chain

Entrance Porch
With a timber front door and window panels, window to the side, Oak floor and doorway to -

Entrance Hall
A spacious hallway, with Oak flooring and staircase, Hive Heating control panel, access to all rooms.

Living/Dining Room
A most impressive room, offering a vast amount of living space with room for a dining table and chairs, Oak flooring, feature Gas living flame effect fireplace, two large picture windows to the rear overlooking the garden, with French doors to the rear patio.







'Offering Flexible Family Living Space'











Family Room
A flexible and versatile room, currently used as a home office and gym, with a window to the front and side, Oak flooring and a glazed door to the hallway.

Kitchen
Fitted with a range of wall and base mounted units, worktops and built in electric double oven, gas hob and extractor. There is space for appliances and a useful understairs pantry cupboard provides additional storage,. There is a window and door to the side leading to the car port.

W/c
Fitted with a low level flush w/c and wash hand basin.

First Floor Landing
A half return staircase with window to the side and front, Oak flooring and access to the Loft via a pull down ladder.

Bedroom 1
A spacious room with a vast array of fitted bedroom furniture, there is a window to the rear with elevated far reaching views towards the Outwoods.

Bedroom 2
A good sized bedroom with window to the rear.

Bedroom 3
With a window to the front and a fitted wardrobe.

Bedroom 4
With a window to the side and a fitted wardrobe.

Bathroom
Fitted with a three piece suite comprising Spa bath with shower over, underfloor heating, wash hand basin and low level flush w/c. There are tiled walls and floor, with a window to the side as well as electric underfloor heating and Spa bath.

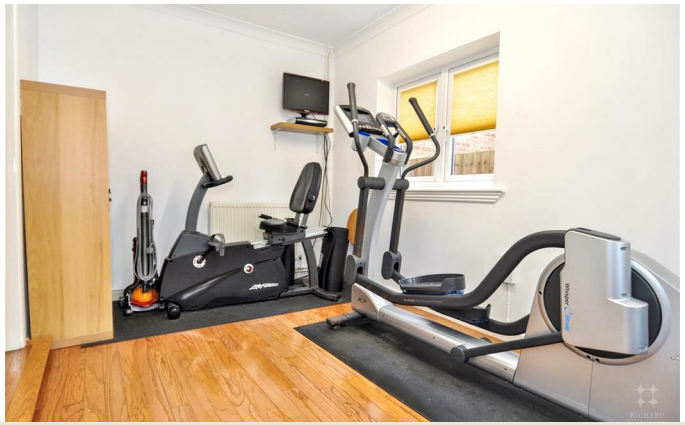
Loft Room
There is a sizeable loft room with flooring and a window to the side. This is accessed from the loft ladder.


Miele









Outside
The property sits on a generous plot, with front garden and tandem driveway beneath a large car port. There is a single garage with power and lighting, double doors to the front and a pedestrian door to the rear. The rear garden offers a large patio, lawn and mature planting including a feature Willow tree.

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 picturesque Pignut Spinney and numerous countryside walks to the Outwoods and Beacon Hill are only 5 minutes away from the property. 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, Holywell and also Mountfields Lodge primary schools. The A512/M1 Junction is a short distance away and easily accessible, as is the East Midlands Airport.

Extra Information
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'A Sought After Forest Side Location'





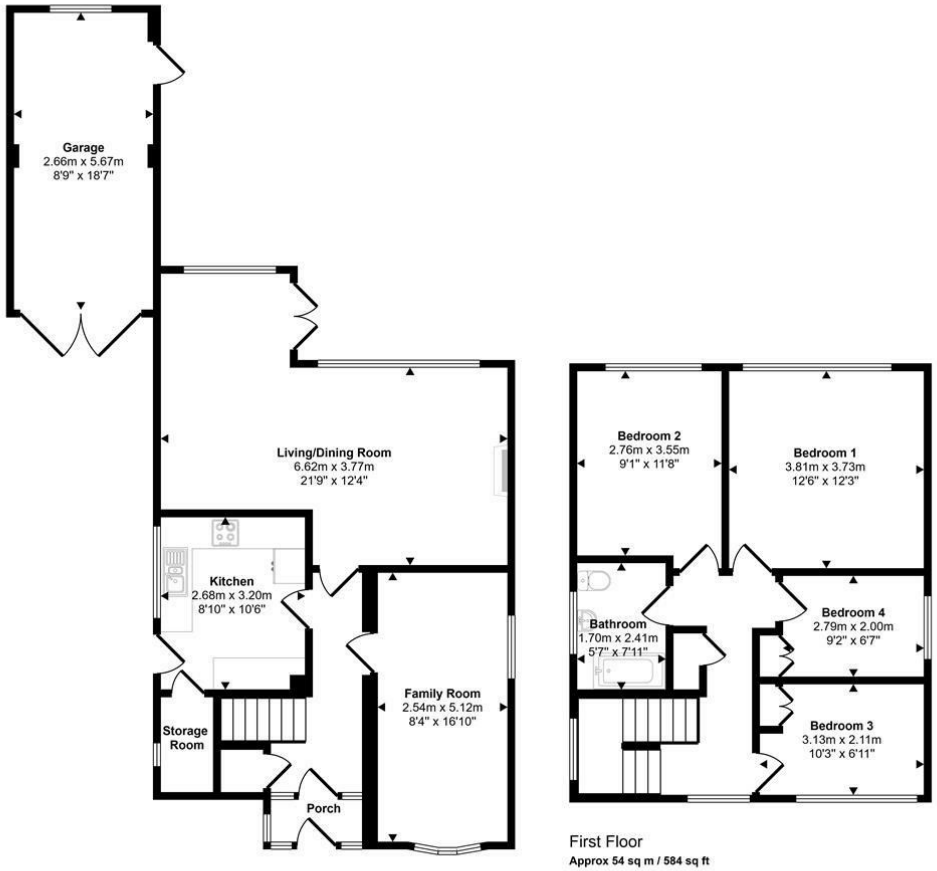








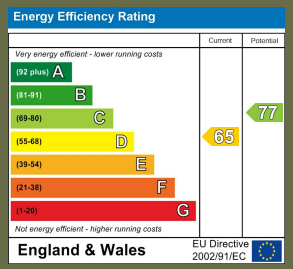
Approx Gross Internal Area
132 sq m / 1420 sq ft



Ground Floor
Approx 78 sq m / 836 sq ft

First Floor
Approx 54 sq m / 584 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk