Moat Road | | Loughborough | LE11 3PN

Guide price £479,950

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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Situated in a stunning position opposite the open green space of Pygnut Spinney and endless countryside walks beyond, in a sought after Forest Side address where properties rarely come to the market, this immaculately presented detached home has been extended to offer spacious living accommodation over two floors. Meticulous attention to detail has been paid to the exacting, quality specification of this outstanding property, which would make an ideal family home. An entrance porch opens into a spacious hallway and w/c, with access to a large living room, dining room and breakfast kitchen. The first floor has four large bedrooms, with a luxuriously fitted family bathroom. The principal bedroom offers a stylish modern en-suite, whilst the outside space is beautifully maintained with gardens front and rear.

- SOLD - BY RICHARD HARRISON ESTATE AGENTS
- Opposite Open Green Space
- Luxuriously Well Appointed
- Luxury Stylish Bathrooms
- Fitted Breakfast Kitchen
- Stunning Forest Side Location
- Beautiful Sylvan Setting
- Four Large Bedrooms
- Living Room & Dining Room
- Immaculate Gardens

'Stunning Location Opposite Green Space'

Entrance Porch
With a lovely vantage point over the driveway across the road to Pygnut Spinney.

Entrance Hall
A spacious hallway with laminate flooring, an original feature timber handrail half-return staircase rising to the first floor landing.

W/c
A modern fitted two piece suite comprising low level flush w/c and wash hand basin.

Living Room
A substantial living room with a large picture window to the front, fully taking in the superb view across to Pygnut Spinney. There is laminate flooring, a feature gas living flame fireplace with marble surround, French doors with full length windows either side to the rear elevation, making this a wonderful place to access the garden patio.

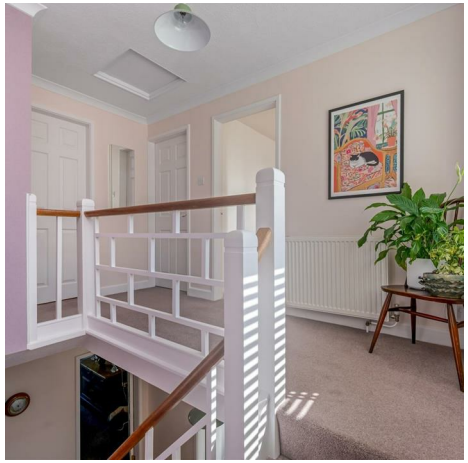
Dining Room
A large dining room with French doors to the rear garden and a feature full length window to the side.

Breakfast Kitchen
A stunning, contemporary fitted kitchen with a vast range of wall and base mounted storage, integrated dishwasher, spaces for a range cooker and fridge/freezer. There is a solid sink bowl unit and drainer with extendable mixer tap, feature island unit with breakfast bar, windows to front and rear along with a door to the side which leads to a useful covered walkway to the garden and garage.

First Floor Landing
With a window to the front elevation and access to all rooms.

Bedroom 1
A vast principal bedroom with space for a wide range of bedroom furniture and with a window to the rear overlooking the garden.

En-Suite
A luxuriously well appointed modern shower suite with solid tray soakaway, mixer shower, w/c and wash hand basin. There are stylish tiled splashbacks and a window to the rear.



Bedroom 2
A spacious double bedroom with window to the rear.

Bedroom 3
A spacious double bedroom with a lovely view and a built in wardrobe.

Bedroom 4
A lovely room with windows to the front and side, currently used as a study with an inspirational view!

Bathroom
A high specification, luxury bathroom with low level push button flush w/c, vanity wash hand basin, P shaped showering bath with recessed fittings. There is a heated towel rail and stylish tiled splashbacks.

Outside
The property sits in a superb and somewhat enviable position overlooking the attractive Pygnut Spinney, a natural green area bordering recreational fields popular with Dog walkers and joggers. There is a nearby well maintained childrens play park, walking routes and open countryside. The front of the property has a block paved driveway, side access to the rear garden. The rear garden is beautifully manicured, with lawn, patio and low maintenance covered areas with veg plots and fruit trees.

Garage
A single garage with up and over door to the front, pedestrian door to the side and a range of store units with sink unit.

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.

Extra Information
• Identification and Proof of Funding Required – All Vendors

and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

• Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.

• Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.

• Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.

• DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.

• Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.

• Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en gb/broadband-coverage

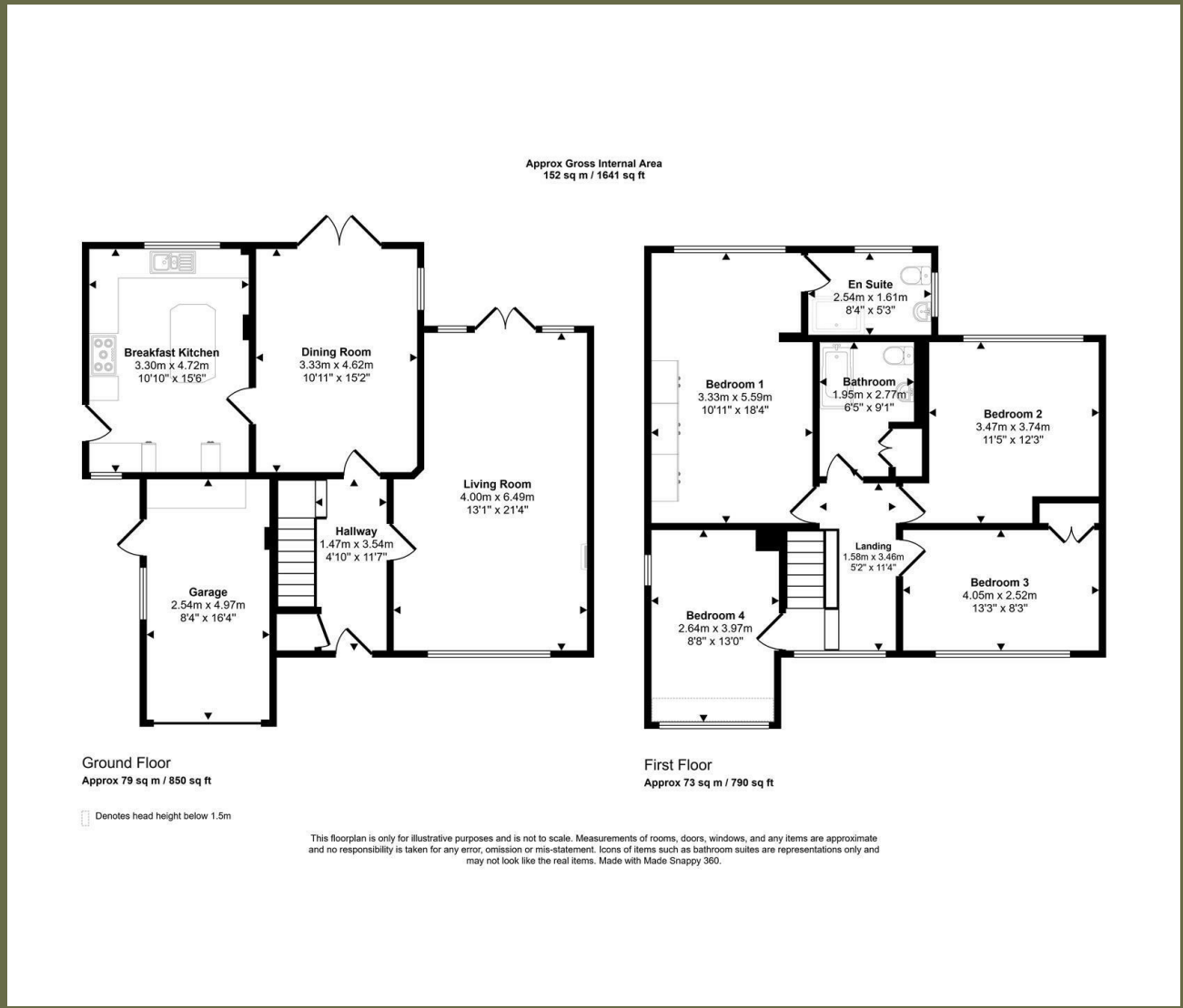
• To check any Flood Risks you can use the following link: https://check-long-term-flood risk.service.gov.uk/postcode

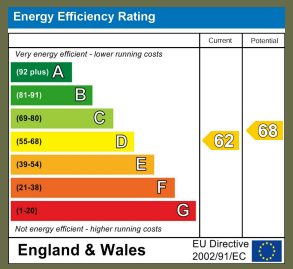
• Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.

• Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.

• Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

'Immaculately Presented Throughout'





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