



5 Southdown Road, Loughborough, Leicestershire, LE112TE

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### Property at a glance:

- No Upward Chain
- Extended semi detached home
- Three bedrooms
- Large through lounge
- Dining room
- Extended kitchen
- Conservatory
- Family bathroom and downstairs WC
- Driveway parking and garage
- Quiet cul-de-sac location
- Large garden to rear

**£308,700 Freehold**



**NO UPWARD CHAIN!** A lovely traditional bay fronted semi detached home which sits on a generous plot in this popular forest side location and has been thoughtfully extended to create spacious and well presented living areas which include a full length through lounge with feature fireplace, additional rear dining room and conservatory plus extended kitchen and ground floor WC with three bedrooms and bathroom completing the first floor. Modern throughout, the property enjoys landscaped gardens and plentiful driveway parking with attached garage and all set within this quiet cul-de-sac close to schools, shops, amenities and travel routes. A fantastic home and amazing value for money - inspection internally is essential to appreciate the space on offer.

### AREA INFORMATION

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

Loughborough also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.

### EPC RATING

The property has an EPC rating of 'D' - for further information and to see the full EPC report please visit <https://www.gov.uk/find-energy-certificate> and use the property postcode in the search field.

### FRONTAGE

The property's frontage is laid to a substantial block paved driveway which allows off road parking for up to three vehicles quite comfortably and to the right hand side of the plot is the garage











which has up and over door to front. There is also outside lighting and three steps lead up to the canopy porch which leads internally via a UPVC double glazed door to:

### **ENTRANCE HALL**

2.62m x 2.61m (8' 7" x 8' 7") With central heating radiator, useful under-stairs cloaks/store, staircase to the first floor landing and doors off to the following

three rooms:

### **GROUND FLOOR WC**

1.59m x 1.19m (5' 3" x 3' 11") With tiled floor and a two piece white suite comprising corner wash basin with tiled splashback and WC with dual flush, extractor fan, ceiling down-lights and chrome finish towel radiator.

### **KITCHEN**

6.62m x 2.60m (21' 9" x 8' 6") Substantially extended to the rear with ample work-surface and storage space, breakfast bar and mini utility area with space for two appliances, UPVC double glazed window to the rear with UPVC half glazed door to side, tiled floor, space for kitchen range with extractor hood and tiling, space for upright fridge/freezer, upright wall mounted radiator, door linking at the side to the dining room.

### **LOUNGE**

6.15m x 3.46m (20' 2" x 11' 4") Having UPVC double glazed bay window to front with double radiator, feature fireplace to the main wall with living flame fire inset and timber mantelpiece, service hatch to the kitchen, ceiling light point and half width open-way at the rear to:

### **DINING ROOM**

3.56m x 2.93m (11' 8" x 9' 7") With double radiator and coved ceiling with light point, French doors with side screens lead through to the conservatory and a door at the side leads through to the kitchen.

### **CONSERVATORY**

3.55m x 2.65m (11' 8" x 8' 8") With UPVC frame, glazed roof with tie bars, french doors to side, wall mounted heater and















### FIRST FLOOR LANDING

With gallery area part overlooking the stairwell and staircase, spindle balustrade, central heating radiator and UPVC double glazed window to the front elevation, ceiling light point and coving, loft access hatch and doors off to all three bedrooms and the bathroom.

### MASTER BEDROOM

3.95m x 3.46m (13' 0" x 11' 4") With fitted six door wardrobe, three drawer chest and vanity unit with additional drawers, feature ceiling lights and curved double radiator to bay.

### BEDROOM TWO

3.46m x 3.08m (11' 4" x 10' 1") With ceiling light point, large double cupboard with sliding doors to front, UPVC double glazed window overlooking the rear garden and double panelled radiator.



### BEDROOM THREE

2.62m x 1.88m (8' 7" x 6' 2") With central heating radiator, ceiling light point and UPVC double glazed window to the rear elevation.

### FAMILY BATHROOM

2.27m x 1.71m (7' 5" x 5' 7") With spa bath having full height tiling and Triton electric shower over, vanity wash basin with storage beneath and mixer tap and close coupled WC with push button flush. The remainder of the room has a mixture of full and dado height tiling, chrome finish towel radiator, tiled floor and ceiling light point, extractor fan and two UPVC double glazed obscure windows to the side elevation.

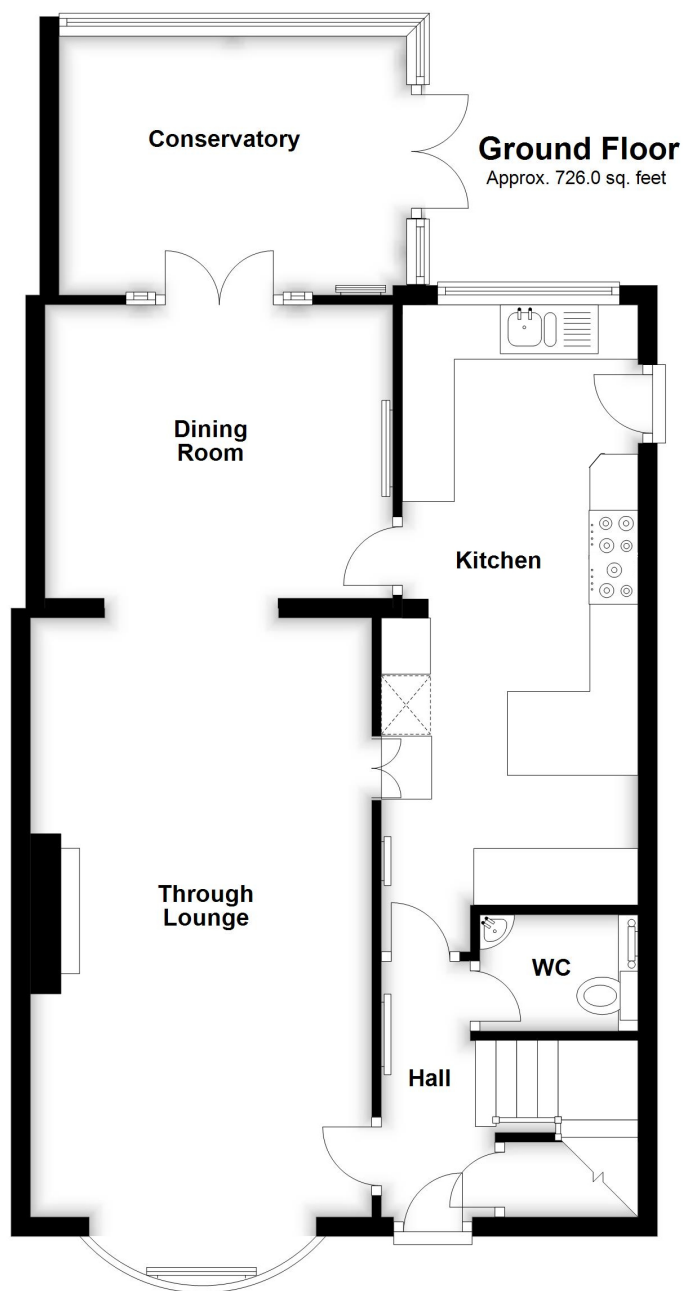
### REAR GARDEN

The rear garden is substantial without being unmanageable and includes a 14' x

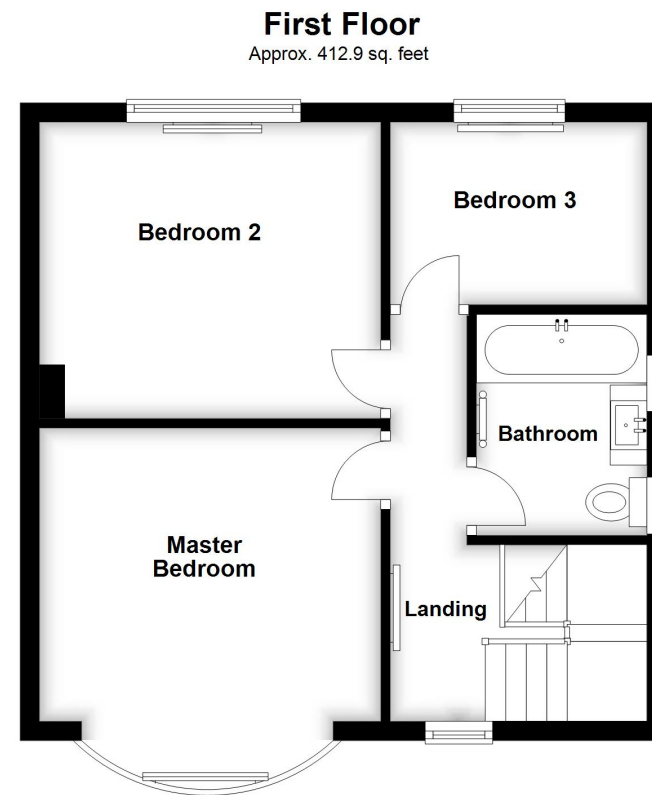


8' workshop with lighting and power, an additional summer house, good sized patio space, a good variety of planting and a very private aspect to the rear due to mature shrubs and small trees. To the right hand side is a further paved space with steps down from the side door leading to the attached single garage which houses the Baxi central heating boiler, lighting and power.





Total area: approx. 1138.9 sq. feet



**IMPORTANT:** All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



