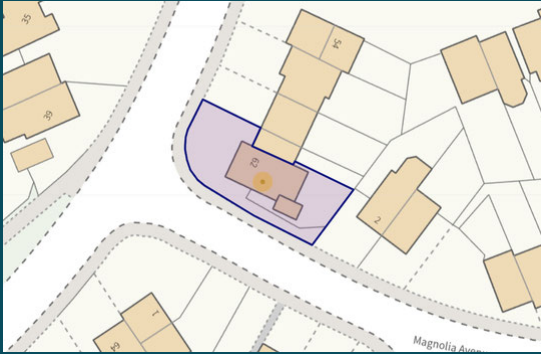




62 Laurel Road, Loughborough

Leicestershire, LE11 2NL

MOORE  
& YORK



### Property at a glance:

- modern semi detached home
- Three bedrooms
- Fitted Kitchen & Conservatory
- Lounge & Dining Room
- Ground floor shower room
- Family bathroom to first floor
- Gardens front and rear
- Driveway and Garage
- Sought after location
- Shops and amenities nearby
- Excellent school catchment area
- Walking distance to countryside

**£259,950 Freehold**



This modern semi-detached home is situated in one of the towns most sought after developments close to both Outwoods Edge primary and Woodbrook Vale secondary schools and close to countryside walks and local shops, bus routes and amenities. The accommodation is neutrally decorated and extended to the rear and comprises entrance hall, lounge, dining room and semi open-plan kitchen plus conservatory, ground floor shower room and three bedrooms plus family bathroom on the first floor. Outside there are gardens to front and rear plus a single garage and driveway situated to the left side of the plot.

### LOUGHBOROUGH

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways as well as travel throughout the midland by roads.

Loughborough is a thriving market/University town with a wide spread of employers and also offers a fine range of amenities including excellent shopping, private and state 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.

### ENERGY PERFORMANCE CERTIFICATE

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

### FRONTAGE

With lawn and hedging to the boundary and a tarmac driveway providing off road parking. A pathway leads to the front door and across the front elevation to the right side of the plot to a gated space and the rear lobby.

### GARAGE

5.44m x 2.90m (17' 10" x 9' 6") With lighting and power, Up/over door to the front elevation and





access door leading to the garden at the rear. N.B. The garage is situated below a neighboring dwelling with (we assume) a flying freehold above and is itself, we are informed, held leasehold and subject to a peppercorn rent.

## HALL

1.76m x 1.99m (5' 9" x 6' 6") max into stairwell. With door to the lounge, built in cupboard for storage, stairs to the first floor and central heating radiator.

## LOUNGE

4.12m x 3.71m (13' 6" x 12' 2") With Upvc window to the front elevation, radiator, ceiling light point, contemporary style timber effect flooring and openway leading through at the rear to:

## DINING ROOM

3.21m x 2.38m (10' 6" x 7' 10") With useful under stairs storage, ceiling light point, radiator and with breakfast bar abutting to the kitchen which is semi open plan. Sliding patio doors lead to the conservatory at the rear.

## KITCHEN

3.21m x 2.28m (10' 6" x 7' 6") With base and eye level units, plentiful storage, roll edge work surfaces and space for appliances, stainless steel 1.25 bowl sink with drainer, wall mounted modern central heating boiler, ceiling light point and Upvc window to the rear elevation.

## CONSERVATORY

4.15m x 1.97m (13' 7" x 6' 6") Of Upvc construction with brick base and French doors to the garden, a multi use room with access off at the side to:

## LOBBY

1.59m x 0.85m (5' 3" x 2' 9") With access door to towards the front elevation leading to a gated area beyond which is the front garden and with: radiator, ceiling light point and door off to:

## GROUND FLOOR SHOWER ROOM

2.15m x 1.59m (7' 1" x 5' 3") With full height tiling, radiator and three piece suite comprising shower cubicle, WC and wash basin with storage beneath. Radiator, electric wall heater, extractor fan and Upvc window to the side elevation.

## FIRST FLOOR LANDING

With storage cupboard, ceiling light point, loft hatch and doors to all three bedrooms and the bathroom.

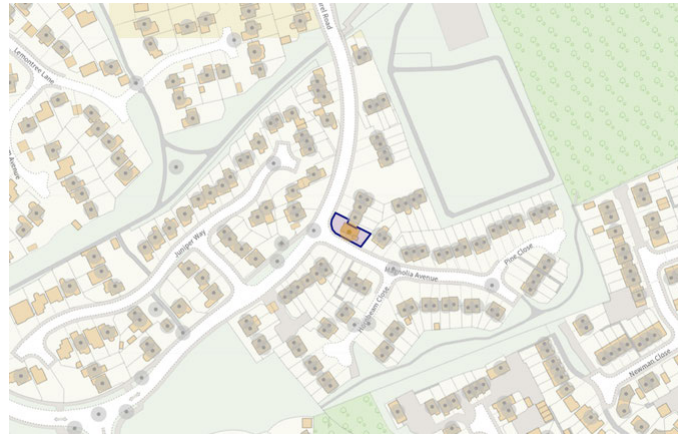
## MASTER BEDROOM

3.70m x 2.62m (12' 2" x 8' 7") plus wardrobe. With a dual aspect having Upvc windows to front and side, radiator, ceiling light point and a large built in wardrobe area to the full depth of the









stairwell and measuring 1.65m x 0.96m.

### **BEDROOM TWO**

2.71m x 2.84m (8' 11" x 9' 4") max into recess. With Upvc window to the side elevation, central heating radiator and ceiling light point.

### **BEDROOM THREE**

2.71m x 2.22m (8' 11" x 7' 3") plus recess with built in storage. With ceiling light point, radiator and Upvc window which overlooks the rear garden.

### **BATHROOM**

1.92m x 1.91m (6' 4" x 6' 3") With white three piece suite comprising paneled bath with shower and full height tiling, wash basin with storage and WC. Upvc window to the side elevation, ceiling light point and central heating radiator.

### **GARDENS**

The rear garden is fully enclosed and quite private with walling and fencing to the boundaries, lawn with planting and access to the rear of the garage.

### **SERVICES**

All main services are understood to be available. Central heating is gas-fired, electric power and lighting points are fitted throughout the property.

### **TENURE**

House: Understood to be Freehold. Garage is held leasehold.

### **MAKING AN OFFER**

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

### **COUNCIL TAX BAND**

The property has a council tax rating of 'C' via Charnwood Borough Council.

### **FLOOR PLANS**

Purchasers should note that the floor plan included within the property particulars is intended to show the relationship between rooms and does not necessarily reflect exact dimensions. Floor plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

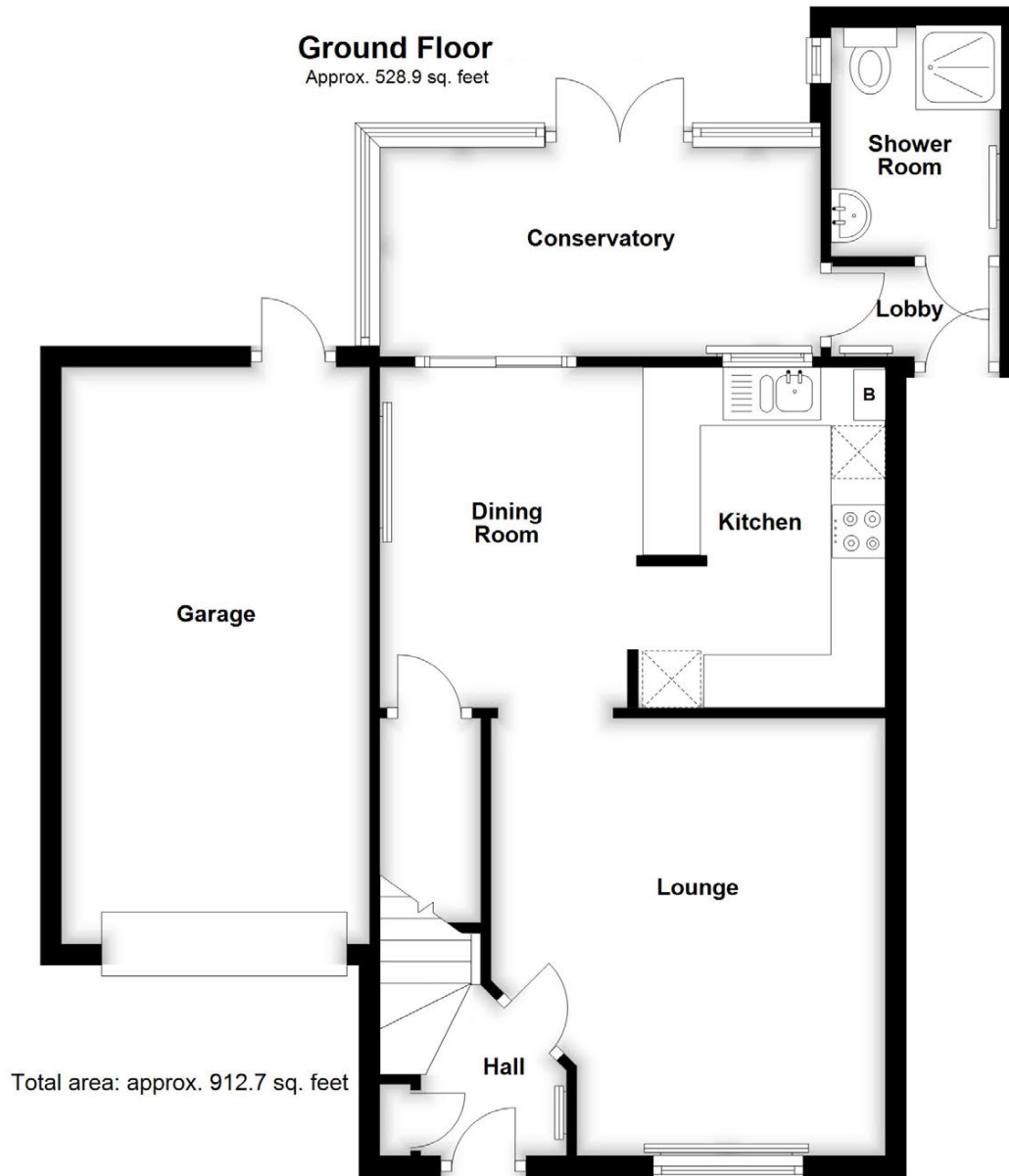
### **IMPORTANT INFORMATION**

Although we endeavour to ensure the accuracy of property details, we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



### Ground Floor

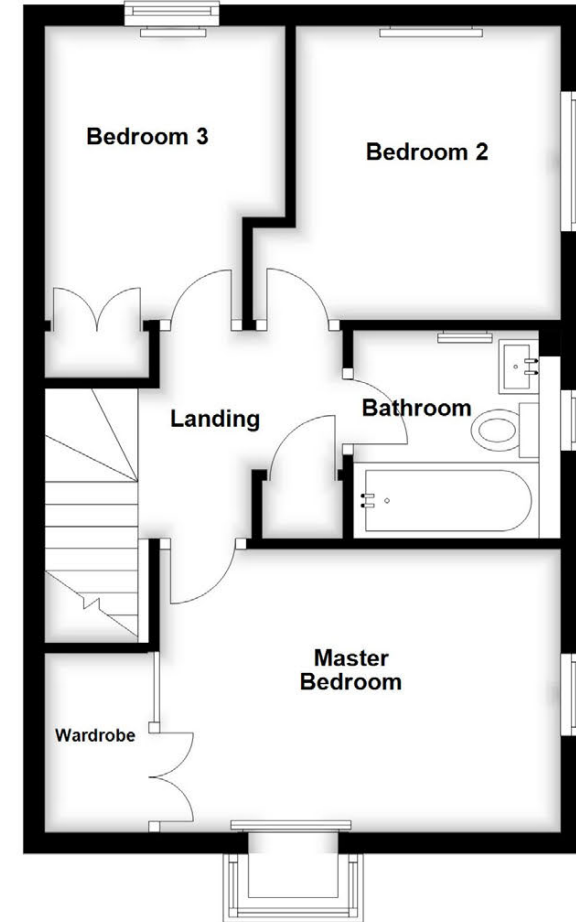
Approx. 528.9 sq. feet



Total area: approx. 912.7 sq. feet

### First Floor

Approx. 383.8 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

