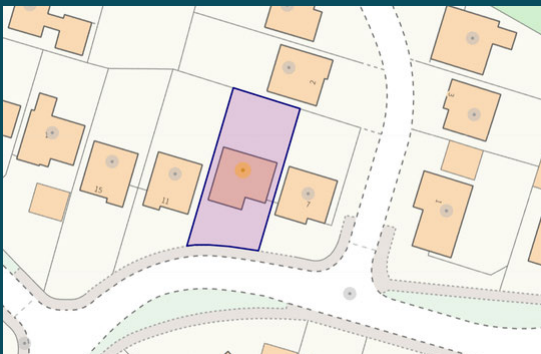




9 Lindisfarne Drive

Loughborough LE11 4FX

MOORE
& YORK



Property at a glance:

- Detached family home
- Four good sized bedrooms
- Two reception rooms
- Bathroom and en-suite
- Fitted kitchen
- Integral garage with utility space
- Landscaped frontage
- Driveway parking
- Enclosed garden to rear
- Well presented throughout

£365,000 Freehold



A well presented, spacious, four bedroom detached home in this quiet and sought after part of the town which offers central heating with new boiler, Upvc glazing and accommodation which includes two good sized reception rooms, fitted kitchen, hall, WC and utility space on the ground floor with the first floor landing leading to four bedrooms all of which are a generous size plus en-suite and family bathroom. Outside the deep frontage is landscaped with driveway parking and leads to the integrated garage whilst the rear garden is accessed via a side entry. A really lovely home and one we would advise viewing without delay to avoid missing out.

LOUGHBOROUGH

Loughborough is a thriving Market/University town and offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Chamwood Forest and the M1/M42 motorways as well as travel throughout the midland by roads.

The town offers a good range of major shopping brands and a wide spread of employers plus offers a fine range of amenities including excellent day-to-day 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 RATING

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 property's postcode when prompted.



FRONTAGE AND DRIVEWAY

The property is set well back and presents an attractive facade with new guttering, downpipes and fascias installed in 2020 and behind well presented landscaped gardens with hedging, lawn and plumb-slate chippings bordering the tarmac driveway which has decorative blocked edging. To the left of the plot a gated entryway leads to the rear garden.

PORCH

A welcoming open fronted, covered space with tiled flooring, lighting and leads internally to:

HALL

4.03m x 1.83m (13' 3" x 6' 0" max) With stairs to the first floor, ceiling lighting, radiator, under-stairs storage and doors to the kitchen, lounge, WC and garage/utility.





GROUND FLOOR WC

1.85m x 0.87m (6' 1" x 2' 10") With two-piece suite including WC and corner wash-basin, ceiling light, extractor and central heating radiator.

INTEGRAL GARAGE & UTILITY AREA

4.93m x 3.25m (16' 2" x 10' 8" max) The integral garage is accessed via an up/over door from the driveway and offers internal light and power plus fitted storage units, and water tap for cash washing etc. The utility space is situated to the side of the room with space for appliances and worktop fitted. A lockable internal door leads through to the hall.

KITCHEN

3.49m x 2.98m (11' 5" x 9' 9") With base and eye level fitted units, worktops and space for appliances, built in double oven, wall mounted central heating boiler, radiator, Upvc window to the front elevation and ceiling light point, a door leads off at the rear to:

DINING ROOM

3.49m x 3.49m (11' 5" x 11' 5") With Upvc window to the rear, overlooking the garden, ceiling light point, radiator, Upvc door to the side elevation and double doors which lead through to:

LOUNGE

5.33m x 3.49m (17' 6" x 11' 5") A spacious principle reception room with Upvc window and patio doors overlooking the garden, feature fireplace to the end of the room, ceiling light points, radiator and doors to the hall and dining room.

FIRST FLOOR LANDING

3.32m x 1.78m (10' 11" x 5' 10") With loft access hatch and ladder, ceiling light point, built-in double size linen storage with hot water cylinder and doors to all four bedrooms and the family bathroom.

MASTER BEDROOM

4.08m x 3.49m (13' 5" x 11' 5" max) With Upvc window to the front elevation, ceiling light, radiator and fitted wardrobes plus matching chest of drawers providing excellent storage. A door leads off to:

EN-SUITE SHOWER ROOM

2.27m x 1.81m (7' 5" x 5' 11") With three piece suite comprising shower cubicle, WC and wash basin set to the over-stairs bulkhead with vanity surround. Radiator, ceiling light point, extractor fan and Upvc window to the front elevation.

BEDROOM TWO

3.66m x 2.97m (12' 0" x 9' 9") A generous double with Upvc window to the front elevation, ceiling light point and central heating radiator..

BEDROOM THREE

2.99m x 2.89m (9' 10" x 9' 6") A nicely square double room with Upvc window to the rear elevation, ceiling light point and central heating radiator.

BEDROOM FOUR

3.49m x 2.39m (11' 5" x 7' 10" max) A good sized fourth bedroom, capable of housing a small double bed, with Upvc window, ceiling light point and central heating radiator.









FAMILY BATHROOM

2.37m x 1.89m (7' 9" x 6' 2") With electric thermostat controlled underfloor heating and a three piece suite comprising; panelled bath, WC and wash-basin plus tiling, towel radiator, ceiling lighting, extractor and Upvc window to the properties rear elevation.

REAR GARDEN

Flat and level and simply laid out for easy maintenance with a good sized lawned space, bedding areas, space for garden shed and patio space for outside entertaining plus fencing to the boundaries.

COUNCIL TAX BAND

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

PLOT/FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. 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.



MAKING AN OFFER

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

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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

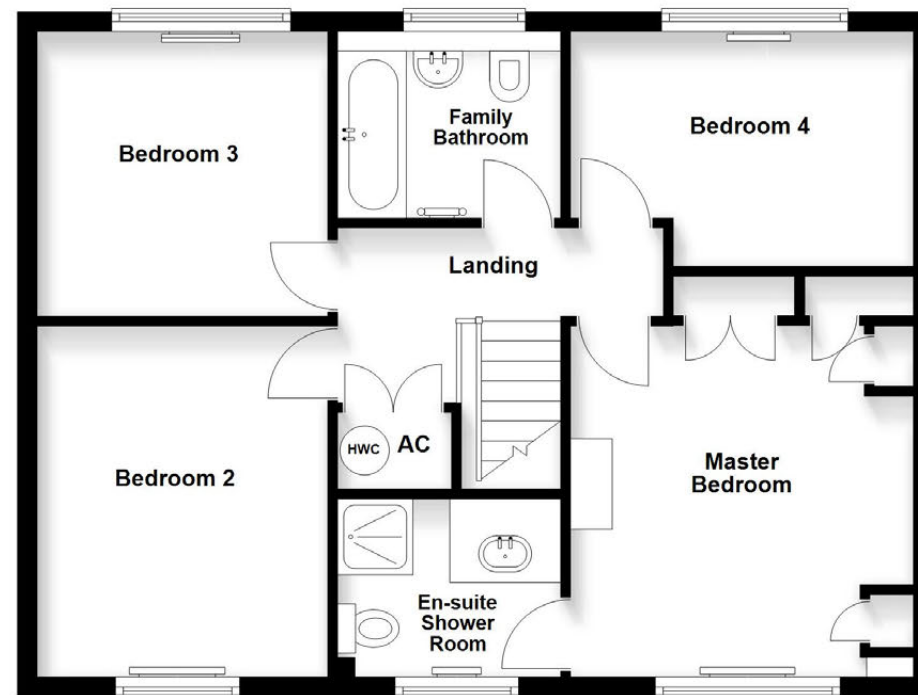
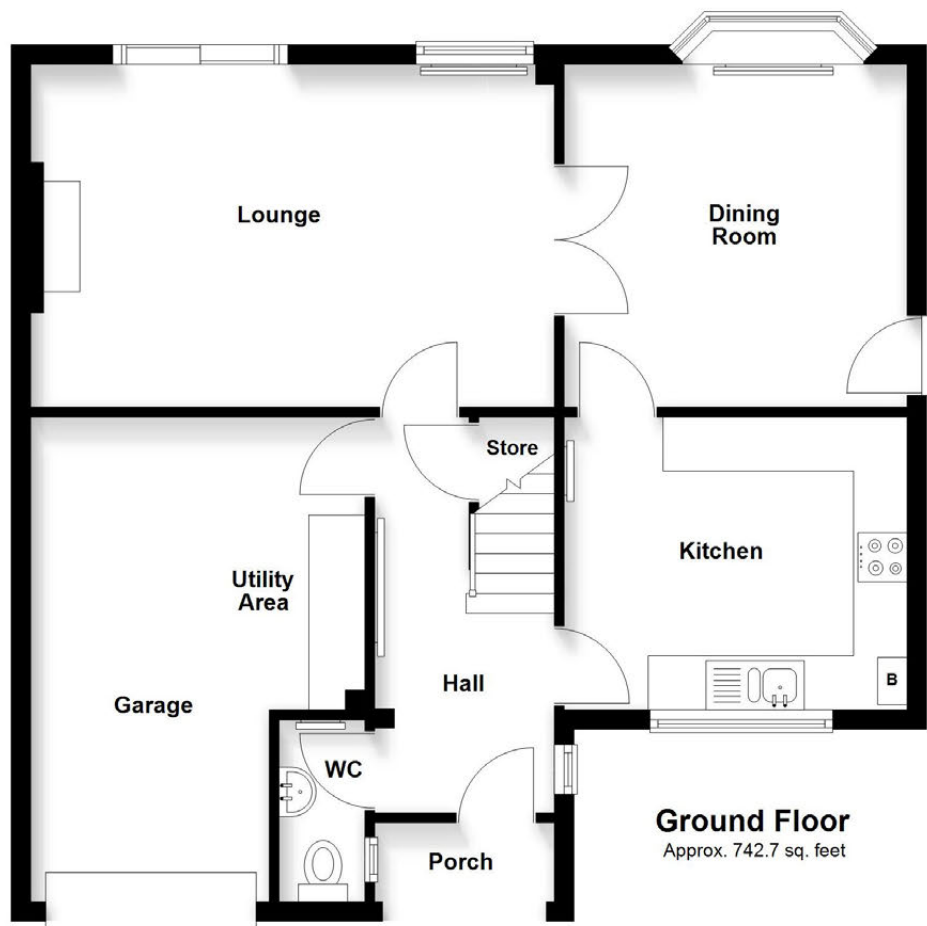
PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with









Total area: approx. 1365.1 sq. feet

First Floor
Approx. 622.4 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

