



13 Ashby Crescent

Loughborough Leicestershire LE11 4ES

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### Property at a glance:

- Semi detached property
- Three bedrooms
- Through lounge
- Kitchen diner
- Ground floor WC
- First floor bathroom
- Double glazing and central heating
- Generous plot
- Rear garden
- Off road parking
- Situated close to amenities and the university campus

**£199,950 Freehold**



This semi-detached home offers three bedrooms, a generous plot, parking and a lovely front aspect to green space and is ideally situated for access to bus routes, local amenities and a stones throw from the university campus. The internal spaces are generous with two double and one single bedrooms, a good sized through lounge with space for dining or an office area and a kitchen with space for dining. The landing and hall are both spacious and a ground floor WC and first floor bathroom complete the living areas which have the benefit of double glazing, modern central heating and replacement facia's and rainwater goods. Offered with no upward chain.

### GENERAL 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

An EPC Assessment has been carried out on this property with the resulting rating D. For a copy of the full report visit [www.EPCRegister.com](http://www.EPCRegister.com) and search for the property using the postcode.



### FRONTAGE

The frontage is well maintained with lawn space having plenty of bedding plants and bulbs to border with privet hedging to the boundaries and a slabbed/gravelled driveway providing off road parking. Further parking could potentially be provided by covering the lawn and garden area with hard standing. The property enjoys a pleasant outlook to open green space, mature trees and grassed areas towards Ashby Road beyond the front boundary. To the right hand side an entryway gives access to the rear garden via a latch/brace gate situated immediately to the rear elevation and adjacent to the outbuildings.











## ENTRANCE HALL

3.44m x 1.89m

Having central heating radiator, coved ceiling and pendant light point, useful under-stairs cloaks/store which contains the gas and electricity installations, staircase with winding treads leads to the first floor, UPVC double glazed window within the stairwell and doors lead off to the through lounge, kitchen/diner and at the side to:

## DOWNSTAIRS WC

1.89m x 0.78m

Having close coupled WC unit with push button flush in white, ceiling light point and UPVC double glazed obscure window to the side elevation.

## THROUGH LOUNGE

5.79m x 3.60m max

A spacious through lounge having ample room for dining table or study space as required having a dual aspect with UPVC double glazed windows to the front and rear elevations allowing lots of natural light with coved ceiling, central heating radiator, two pendant light points and wall mounted gas fire.

## KITCHEN/DINER

3.78m x 3.30m

With double drainer sink unit and built in cupboards beneath, further storage to recess, built-in pantry with plentiful storage shelves, cold slab, obscure UPVC double glazed window to the side and modern wall mounted Baxi solo central heating boiler. The room itself has a central heating radiator, strip light, UPVC double glazed windows to side and rear and UPVC double glazed door with obscure glazing accessing the rear garden.

## FIRST FLOOR LANDING

2.75m x 1.89m min

With built in airing cupboard off containing a lagged immersion cylinder with linen storage shelf and cold water tank above. The landing has a loft access hatch, ceiling light point, smoke alarm and coved ceiling with UPVC double glazed window to the front elevation and doors off to all three bedrooms and the bathroom.

## MASTER BEDROOM

3.79m x 2.97m

Having built in wardrobe with a mixture of hanging and shelving within, additional built in store with shelving and double doors, central heating radiator, ceiling light point and UPVC double glazed window to the rear elevation.















## BEDROOM TWO

3.61m x 3.05m

With ceiling light point, central heating radiator and UPVC double glazed window to the rear elevation.

## BEDROOM THREE

2.66m x 2.41m

With ceiling light point, radiator and UPVC double glazed window affording a fantastic view over open green space to the front elevation.

## BATHROOM

1.89m x 1.72m

With a two piece suite comprising bath with panelling, pedestal wash basin and dado height tiling to all walls, radiator, ceiling light point and obscure UPVC double glazed window to the rear.

## REAR GARDEN

The rear garden is a good size and is well maintained with paved space to the immediate rear and is then split into three sections comprising of two lawned areas with hedging separating and a further planted garden area to the right hand side of the plot which could be re-used as home allotment space or as desired. There is an outside water tap to the rear.



## OUTBUILDINGS

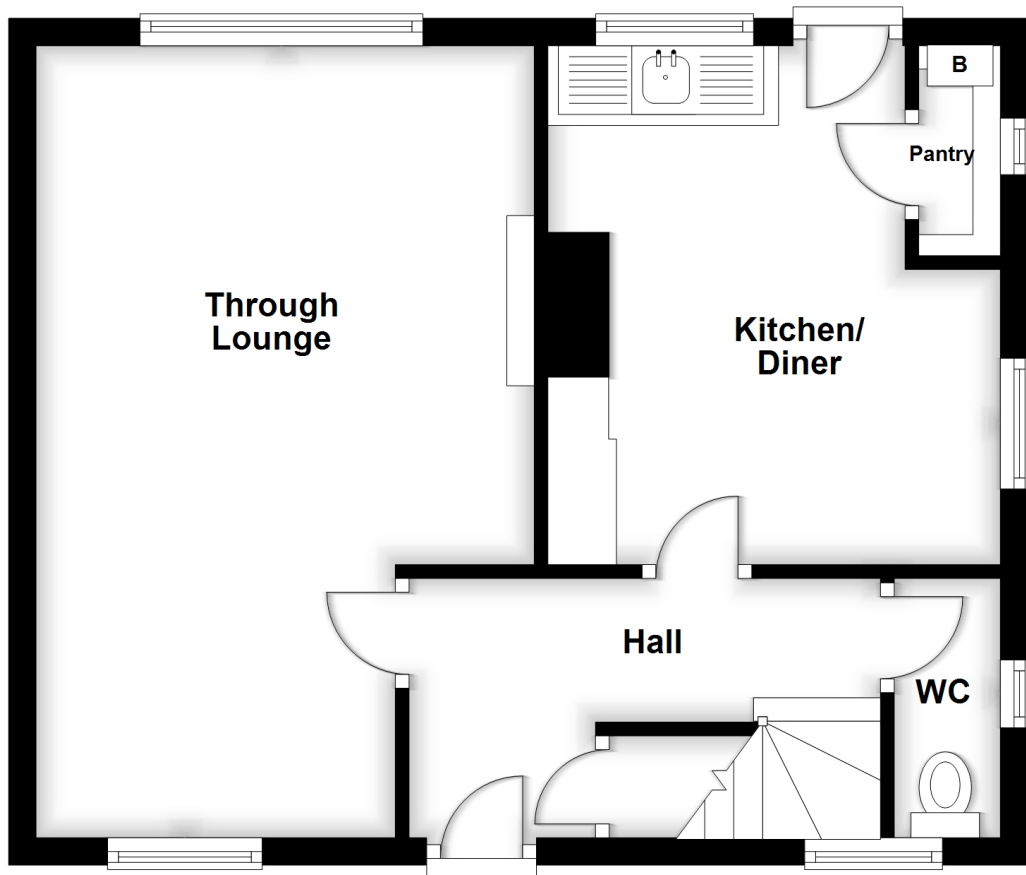
The outbuildings comprise of two brick built stores situated almost immediately to the rear of the property which measure 1.54m x 0.92m and 2.15m x 1.92m. The latter has opening casement style crittal window to the rear elevation allowing natural light.





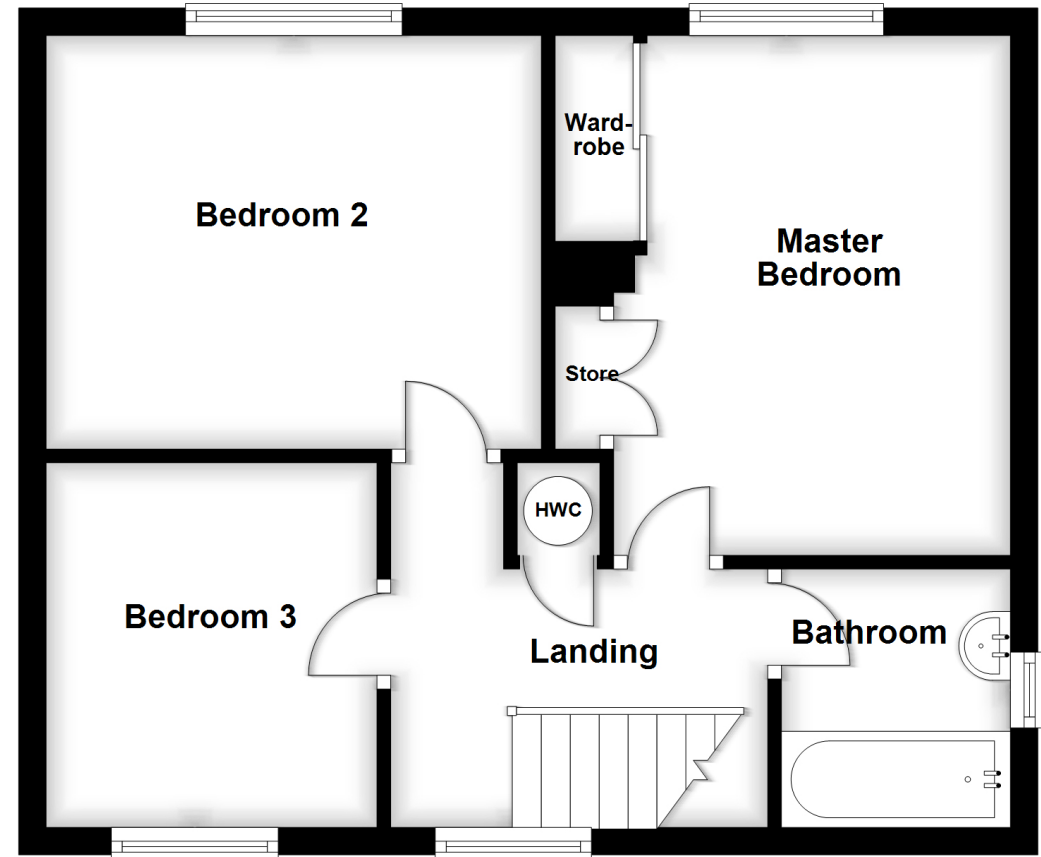
## Ground Floor

Approx. 436.7 sq. feet



## First Floor

Approx. 436.7 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





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