



9 Haydon Road, Loughborough, Leicestershire, LE115QQ

MOORE  
& YORK



### Property at a glance:

- SOUGHT AFTER LOCATION
- QUIET CUL-DE-SAC
- SEMI DETACHED HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS PLOT
- SCOPE FOR EXTENSION
- NO UPWARD CHAIN
- CLOSE TO UNIVERSITY/COLLEGES
- PARKING AND GARAGE

£239,950 Freehold



Situated in this desirable cup-de-sac location, a three bedroom semi detached home offer with no upward chain and in need of modernisation. The property is perfectly located for access to the University and college campuses with the town centre, local shops and amenities all within walking distance. With driveway parking for several cars and a generously proportioned plot this property offers lots of scope for extension - subject to consents/approvals.

### 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.

### EPC INFORMATION

The EPC for this property has been ordered.

### FRONTAGE, DRIVEWAY & GARAGE

The property's frontage is relatively deep with a lawned garden area, evergreen shrubs and planting and a hedged side boundary. The driveway is slabbed and leads to the left of the house with room





for several cars and access to the rear to the single garage.

## **ENCLOSED PORCH**

With double glazed door and side screens to the front elevation and internal door leading through to:

## **HALL**

3.68m x 1.74m (12' 1" x 5' 9") Plus recesses. From the hall a staircase rises to the first floor with useful cloaks/store beneath and access off to both reception rooms. There is a central heating radiator and door with side screen leading to the porch.

## **LOUNGE**

4.27m x 3.51m (14' 0" x 11' 6") With Double glazed half bay window, ceiling light point, central heating radiator and feature tiled fireplace.

## **DINING ROOM**

3.32m x 3.03m (10' 11" x 9' 11") With sliding double glazed patio doors to the rear elevation, ceiling light point, service hatch and central heating radiator.

## **KITCHEN**

3.64m x 2.22m (11' 11" x 7' 3") With serving hatch to the dining room, radiator, ceiling light point and double

glazed window to the side elevation plus door leading rearwards to:

## **CONSERVATORY**

2.85m x 2.38m (9' 4" x 7' 10") max. With Upvc double glazing and doors to either side accessing the garden and driveway, a door leads off to a walk in store which has shelving and also houses the central heating boiler.

## **FIRST FLOOR LANDING**

2.81m x 2.22m (9' 3" x 7' 3") overall. With double glazed window to the side elevation, ceiling light point and access to all three bedrooms, the bathroom and separate WC.

## **MASTER BEDROOM**

3.53m x 3.03m (11' 7" x 9' 11") With slight chimney breast intrusion, double glazed window to the front elevation, radiator and ceiling light point.

## **BEDROOM TWO**

3.54m x 3.03m (11' 7" x 9' 11") Including a fitted wardrobe with sliding doors and an airing cupboard containing the hot water cylinder. Ceiling light point, radiator and double glazed window to the rear elevation.

## **BEDROOM THREE**

2.68m x 2.22m (8' 10" x 7' 3") max. With stairwell bulkhead, ceiling light point, radiator and double glazed window to the front elevation.

## **BATHROOM**

2.22m x 1.71m (7' 3" x 5' 7") with tiling and two piece suite comprising enamelled bath and wash basin with splashback and mirror, chrome finish towel rail and obscure double glazed window to the rear elevation.

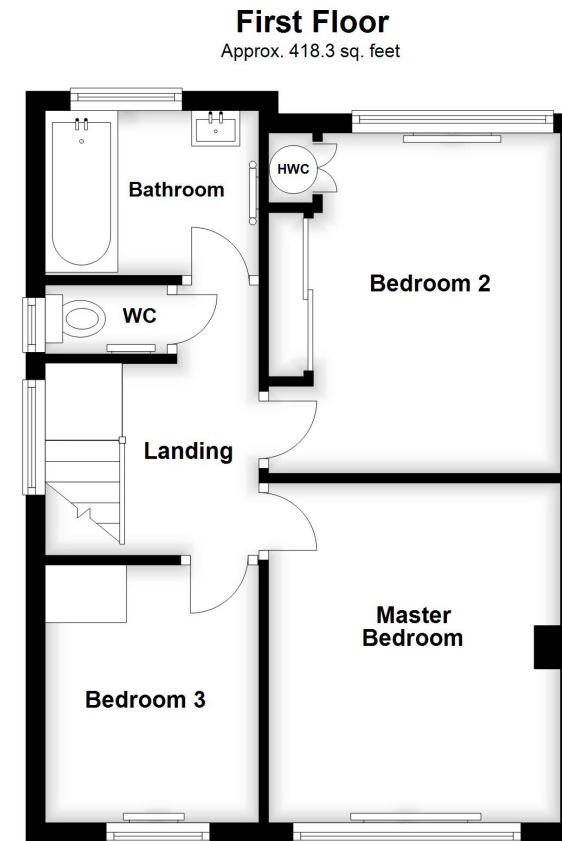
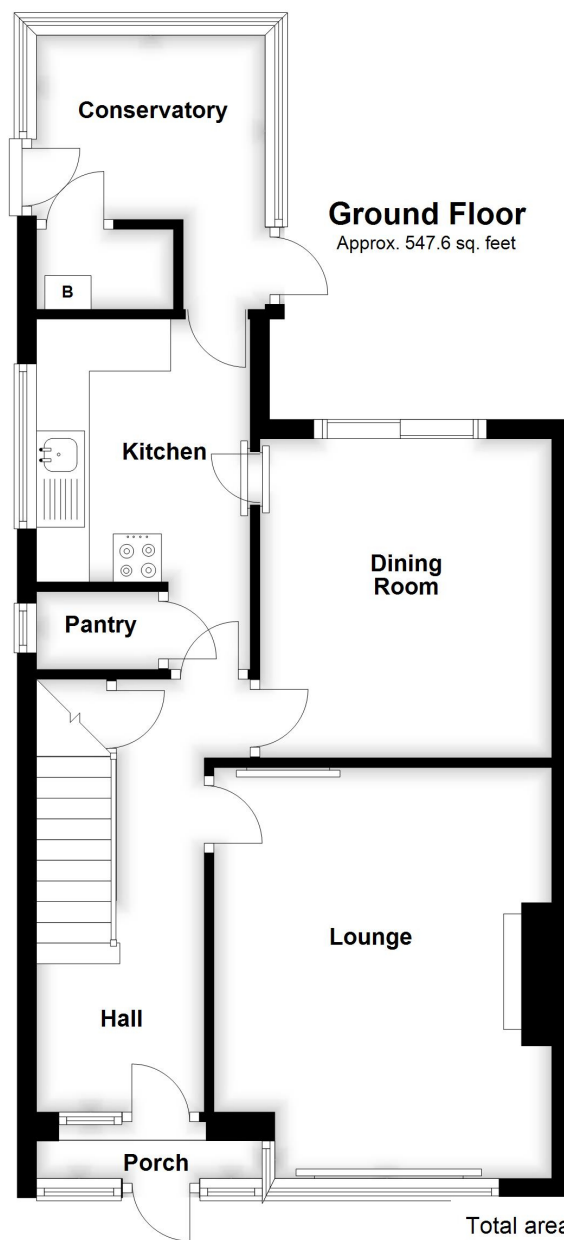
## **SEPARATE WC**

1.27m x 0.73m (4' 2" x 2' 5") With low flush WC, ceiling light point, central heating radiator and obscure double glazed window to the property's side elevation.

## **GARDENS**

The rear garden is a good sized and well stocked with mature shrubs and plants and is otherwise mainly laid to lawn with space for a vegetable plot to the end of the plot which is approximately south/south-east facing.





Total area: approx. 966.0 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

