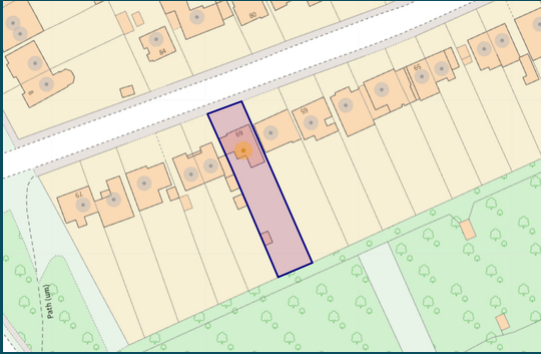




69 Westfield Drive, Loughborough, Leicestershire, LE113QJ

MOORE  
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### Property at a glance:

- Spacious detached home
- Characterful throughout.
- Sought after address
- Flexibly arrangeable
- Up to four bedrooms
- Three reception rooms
- In-frame kitchen with granite surfaces
- Dining area with bi-fold doors
- Extensive 0.14 acre total plot
- Close to town centre amenities and schooling
- University and college campuses within easy walking distance.
- Three-car driveway

**£450,000 Freehold**



Situated in this highly regarded non-estate location within easy walking distance of the town centre, university/college campuses and travel routes this spacious, extended and well presented 3/4 bedroom family home is chock-full of character and has tremendously flexible accommodation set over two floors which is neutrally decorated and offering many period features alongside the modern appointments. The plot and the outside spaces are equally desirable with extensive lawned gardens, decked entertaining area, plentiful parking and overall plot of approximately 0.14 acres with un-overlooked rear aspect.

### LOUGHBOROUGH

Loughborough is well known for its convenience of access to the East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest with its many scenic country walks and golf courses and the M1/M42 motorway network for travel north, south and west.

Loughborough also offers a fine range of amenities to include 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 INFORMATION

We are awaiting the EPC for this property, once available please visit: <https://www.gov.uk/find-energy-certificate> for the full report.

### FRONTAGE

With low-level decorative walling with wrought iron inserts to the front boundary and paved/graveled driveway accessed to the right-hand side providing off-road parking for three cars. A gated access-way to the left side of the house leads to the rear garden. The road is situated within Zone 1 of the Loughborough residents preferential parking scheme and permits are available.











## CANOPY PORCH

With pillars and walling to either side, outside lighting and panelled door which leads internally to:

## HALL

4.20m x 1.94m (13' 9" x 6' 4") Ave. With oak plank floor and mat-well, ceiling light point and panelled staircase, radiator, decorative stained glass window to the side elevation and doors off to the sitting/family room, lounge, kitchen/diner and also to:

## GROUND FLOOR WC

1.25m x 1.17m (4' 1" x 3' 10") With close-coupled WC and corner washbasin with splash-back, decorative stained glass window to side, radiator, coat pegs and down-light.

## SITTING/ FAMILY ROOM

3.70m x 3.65m (12' 2" x 12' 0") Double-glazed bay window to the front elevation with three linked radiators, exposed floor boards and ceiling light point - a flexible room currently used as a home office but very usable as a second sitting room, additional bedroom, etc etc.

## REAR LOUNGE

4.25m x 3.66m (13' 11" x 12' 0") With uPVC french doors and matching side screens overlooking the garden decking, fireplace with tiling, hearth and oak surround, ceiling light point, double radiator and glazed internal door at the side leading off to:

## OFFICE/BEDROOM FOUR

4.57m x 2.81m (15' 0" x 9' 3") Max. With flush-fronted storage cabinets, open-cathedral ceiling with down-lights and double-glazed Velux skylight window to the side elevation, glazed door and side-screens to the decking and double-glazed window to front plus double panelled radiator - a good sized third reception room which offers a variety of uses including a fourth bedroom, gym, home office etc.

## KITCHEN/DINER

6.68m x 2.87m (21'11" x 9'5") Min. With an attractive bespoke built range of base 'In-Frame' units with contrasting black granite work-surfaces, stainless steel sink with mixer, Neff dual oven/grill, five ring gas hob and standing space for American-style fridge/freezer. The 'utility area' offers space for washing machine and dishwasher with additional storage, undercut sink, ceiling down-light and obscure glazed window to the side elevation. With upright radiator and ceiling down lights, the dining area has an open semi-cathedral ceiling with feature gas-fired ceramic fire bowl, oak plank flooring, picture window and bi-folding three-section door opening to the raised decking.















### FIRST FLOOR LANDING

3.45m x 1.97m (11' 4" x 6' 6") Max. With balustrade and oak handrail matching the staircase, open pitch ceiling with double-glazed Velux skylight window to the side elevation, linen/airing cupboard and open doorway at the rear to:

### WALK IN STORAGE

2.11m x 1.31m max (6'11" x 4'4" max) - With ceiling light point, hinged loft access hatch, radiator, shelving and hanging rails for storage. wall mounted combi-boiler (Most recently serviced in 2022).

### MASTER BEDROOM

4.26m x 3.68m max (14'0" x 12'1" max) - Having feature fireplace to the side wall with tiled surround, ceiling light point, upright radiator and uPVC double-glazed window providing an attractive aspect to the property's rear garden.



### BEDROOM TWO

3.11m x 3.03m (10'2" x 9'11") - With ceiling light point and central heating radiator plus tiled fireplace surround and uPVC double-glazed window to the property's front elevation.

### BEDROOM THREE

3.45m x 1.97m (11'4" x 6'6") - Fitted wardrobe unit comprising one single and one double wardrobe space, cathedral ceiling with light point and separate reading light, double radiator and uPVC window to the property's front elevation.

### BATHROOM

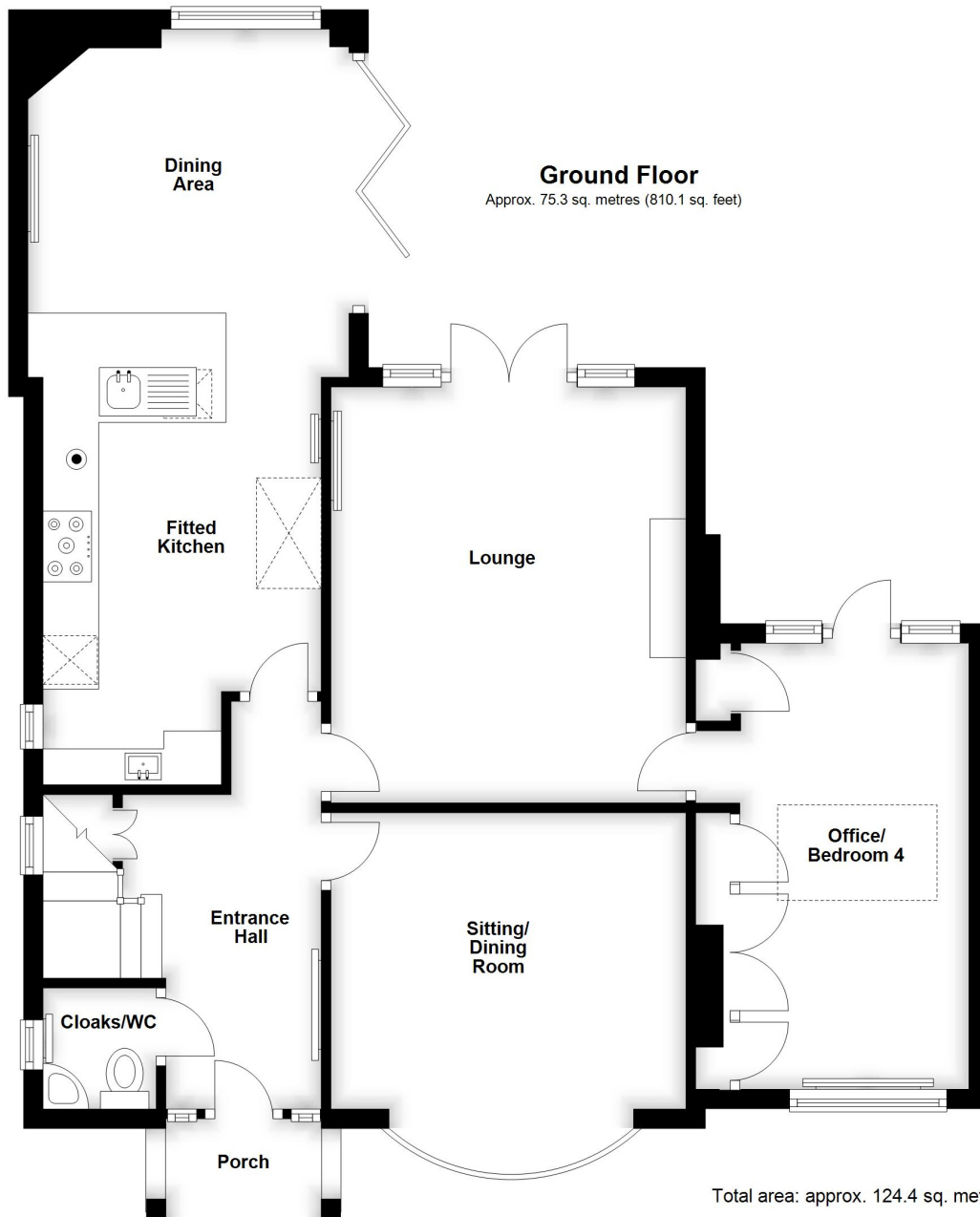
3.99m x 1.91m max (13'1" x 6'3" max) - With Travertine tiling to floor and walls in-part, walk-in wet room style shower area with stereo ceiling speaker, vanity/ washbasin unit with sink, mixer with storage, WC and double-ended bath with corner mixer. Down-lights and pendant, obscure glazed roof light, towel radiator. Obscure uPVC windows to rear and side.



### GARDENS

The property's total plot is a generous size, the area being approximately 0.14 acres with much of the space found at the rear which then looks onto wooded former allotment land beyond the rear boundary. There is a generous lawned area ideal for children's play space or entertaining, mature shrubbery and seasonal bulbs and mainly hedged boundaries. To the immediate rear is a multi-level decked seating area accessed from the family room, lounge and kitchen/diner with integrated seating and a lower seating level leading down to the lawn.





Total area: approx. 124.4 sq. metres (1339.0 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



