



14 Chichester Close, Loughborough

Leicestershire, LE113SL

MOORE  
& YORK



### Property at a glance:

- Detached home
- Forest side location
- Holywell primary school catchment area
- Large corner plot
- Four bedrooms
- Two modern shower rooms
- Two reception rooms
- Conservatory & Garden room
- Driveway, car port & garage
- Close to University campus

**£450,000 Freehold**



This spacious, energy efficient and extended detached home offers flexible and generously proportioned living spaces ideal for family life and, most importantly, perfectly located on a substantial corner plot within the Holywell primary school catchment and within minutes walk from the university campus on Loughborough's highly regarded Forest Side. The living spaces include two excellent reception rooms, WC, garden room, conservatory, fitted kitchen and on the first floor four bedrooms and two shower rooms. Outside there is driveway parking, enclosed car-port and a detached garage.

### 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 CERTIFICATE

The property has an EPC rating of 'B' 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.



### FRONT GARDEN AND DRIVEWAY

The frontage, in the main is laid to block paved driveway parking for two cars with planting to the borders and Up/over garage door leading to the car port and garage beyond.

### HALL & PORCH

4.36m x 1.79m (14' 4" x 5' 10") Plus porch) The initial porch space ideal for shoe storage and then opening past the WC into the hall space with stairs to the first floor, ceiling light, radiator and doors to the kitchen and lounge.

### GROUND FLOOR WC

1.79m x 0.71m (5' 10" x 2' 4") With two piece suite including WC and corner wash basin plus radiator and window to the front elevation.











## LOUNGE

4.94m x 3.35m (16' 2" x 11' 0") With coved ceiling, lighting points and almost full width Upvc window to the front elevation, feature fire recessed to the chimney breast, radiator, door to the kitchen and step up at the side to:

## DINING & FAMILY ROOM

4.81m x 3.73m (15' 9" x 12' 3" max) This generously proportioned space allows plenty of room for dining along with perhaps a study/workspace or maybe further seating depending on requirements.

## GARDEN ROOM

3.73m x 1.26m (12' 3" x 4' 2") Set to the rear of the dining/family room and with Upvc windows and french doors to the gardens plus radiator to the side wall.

## KITCHEN

5.27m x 3.01m (17' 3" x 9' 11" max) With excellent storage, ample worktop space and room for appliances, display cabinets, wine rack, dual oven, hob and extractor, one and a quarter bowl sink, under stairs pantry space with utility meters. Upvc windows and door to the rear elevation.

## CONSERVATORY

2.79m x 2.66m (9' 2" x 8' 9" min) With UPvc frame and brick base - a versatile space ideal as either seating or dining being set to the rear of the kitchen and offering panoramic garden views.

## FIRST FLOOR LANDING

2.80m x 2.17m (9' 2" x 7' 1") With built-in storage containing the central heating combi-boiler, ceiling light and access off to all four bedrooms and both shower rooms.

## MASTER BEDROOM

4.31m x 3.05m (14' 2" x 10' 0") A large double room with ceiling light point, central heating radiator and Upvc window to the front elevation.

## BEDROOM TWO

3.06m x 3.01m (10' 0" x 9' 11") With ceiling light point, central heating radiator and Upvc window to the rear elevation.

## BEDROOM THREE

4.38m x 2.20m (14' 4" x 7' 3") With ceiling light point, central heating radiator and Upvc window to the front elevation.

## SHOWER ROOM

2.30m x 2.35m (7' 7" x 7' 9" max) With three piece suite including a recessed shower cubicle and vanity unit with excellent storage, integrated WC and wash basin. Towel radiator, ceiling downlights and Upvc window.

## BEDROOM 4/HOME OFFICE

2.33m x 2.17m (7' 8" x 7' 1") With ceiling light point, radiator, Upvc window and open storage/wardrobe recess.

## SHOWER ROOM TWO

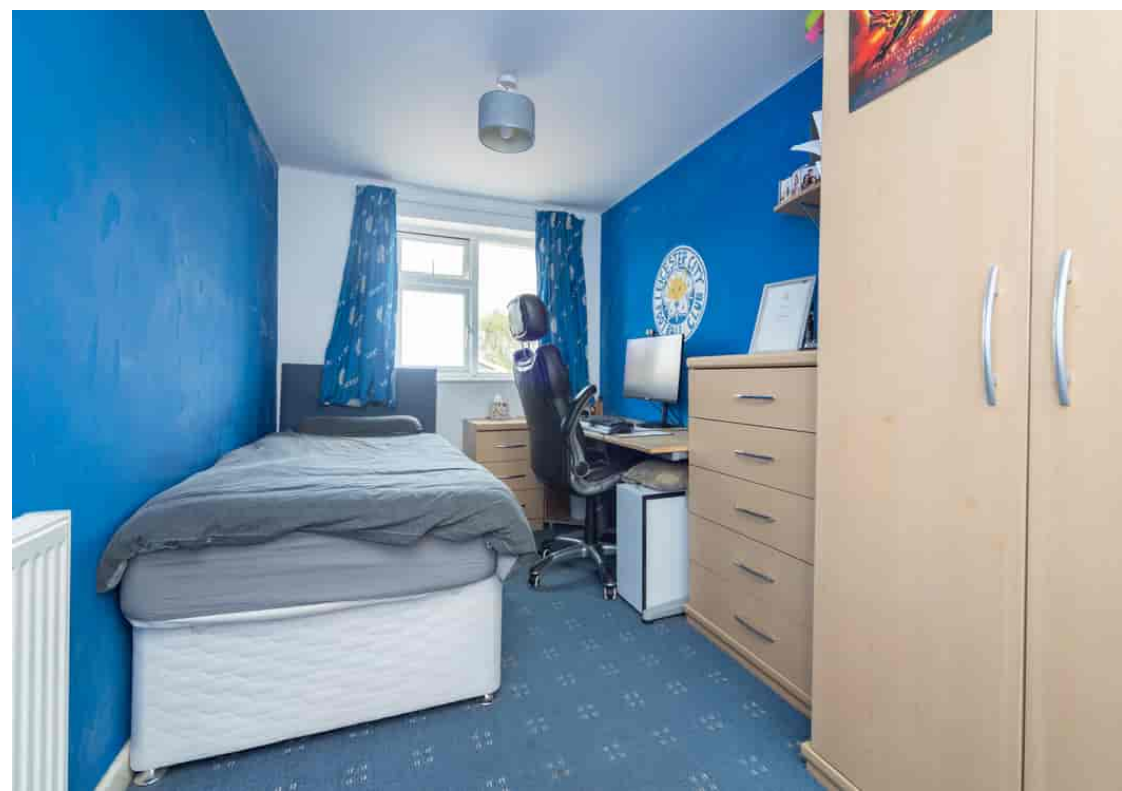
2.17m x 1.70m (7' 1" x 5' 7") With three piece suite comprising full length shower and vanity unit with storage, wash basin and integrated WC adjacent. Ceiling light, Upvc window and towel radiator.















### CAR PORT

7.47m x 2.56m (24' 6" x 8' 5") With Up/over door to the driveway, lighting and power this large area is a perfect indoor/outdoor space and currently houses a sauna and gym space but could be converted to one or two further rooms if desired (subject to consents) as access to the rear garden could easily be made available at the right hand side of the plot.

### DETACHED GARAGE

5.80m x 2.74m (19' 0" x 9' 0") With up/over door, side access door, lighting and power.

### GARDENS

The property sits at the front of a good sized corner plot which enjoys a sunny aspect; the rear garden offers a good variety of planting, paved seating area and a vegetable plot with lawn and detached garage to the corner of the site.

### SOLAR PANELS

The property benefits from a 2kw solar installation dating to April 2010 which enjoys one of the earlier and more generous tariffs (43.3p per KW) which was agreed for a 25 year term with just under 10 years remaining and transferable to the new owners. The income from the tariff is of course weather dependant and variable, paid quarterly and, we are informed, usually in excess of £1000 per annum.



### COUNCIL TAX BAND

The property has a council tax rating of 'D' via Chamwood Borough Council.

### 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.

### 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.



### 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 the relevant office if you would like to view a copy.





Total area: approx. 1364.7 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



