



11 Lawrence Way, Loughborough, Leicestershire, LE115XZ

MOORE
& YORK



Property at a glance:

- Beautifully Presented Extended Family Home
- Lounge, Kitchen/Breakfast Room & Sitting Room
- Parking, Tandem Garage & Workshop
- Cul de sac Location
- Private Well Presented Garden
- Gas Heating & Double Glazed
- Close To Amenities
- Viewing A Must

Offers In Excess Of £260,000

Freehold



Beautifully presented extended semi detached home situated in a private cul-de-sac location offering easy access to local facilities and within a short drive of the Loughborough town Centre where a more comprehensive range of amenities are available. The property is well appointed and presented throughout and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, lounge, kitchen/breakfast room and sitting room to the first floor three bedrooms and bathroom and stands with newly tarmac driveway providing parking leading to side tandem car port with further workshop to rear and well presented lawn and patio garden. The property would ideally suit the young and growing family and internal viewing is essential to appreciate the calibre of accommodation provided.

DETAILED ACCOMMODATION

Composite sealed double glazed door leading to;

ENTRANCE PORCH

Shoe cupboard, radiator.

LOUNGE

15' 2" x 13' 2" (4.62m x 4.01m) Stairs leading to first floor accommodation, UPVC sealed double glazed window, display fire set in feature surround, under stairs recess, TV point.

KITCHEN/BREAKFAST ROOM

15' 2" x 9' 8" (4.62m x 2.95m) Fitted in a range of soft close units comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, cooker space with extractor fan over set in stainless steel hood, vertical radiator, feature breakfast bar island with storage cupboards under, tiled splash backs, plumbing for washing machine, UPVC sealed double glazed sliding patio doors leading to;





SITTING ROOM

14' 10" x 9' 1" (4.52m x 2.77m) UPVC sealed double glazed picture windows overlooking gardens, Velux sealed double glazed windows providing natural light, slimline heater, UPVC sealed double glazed door to rear garden, private door to car port.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

10' 10" x 9' 0" (3.30m x 2.74m) Radiator, UPVC sealed double glazed window, fitted and built in wardrobes, fitted bed surround cupboards and draws with concealed lighting.

BEDROOM 2

9' 10" x 8' 7" (3.00m x 2.62m) Radiator, UPVC sealed double glazed window

BEDROOM 3

6' 8" x 6' 8" (2.03m x 2.03m) Radiator, UPVC sealed double glazed window

BATHROOM

Three piece suite comprising paneled bath with natural rainwater shower over, wash hand basin set in bathroom unit incorporating low level push button WC, tiled through out, heated towel rail, inset spotlights.

OUTSIDE

Newly laid tarmac driveway to front providing parking, up and over door leading to tandem car park(28' x 8'4). Door leading to workshop(18'10 x 8'4) with power and light, dual aspect UPVC sealed double glazed windows, door to rear garden. Nicely presented formal shaped lawns to rear with floral border with rear raised floral bed with sleeper border, newly laid patio to rear and side.

SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with UPVC sealed units.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.









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 and potentially saving you money

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

TENURE

Freehold

COUNCIL TAX BAND

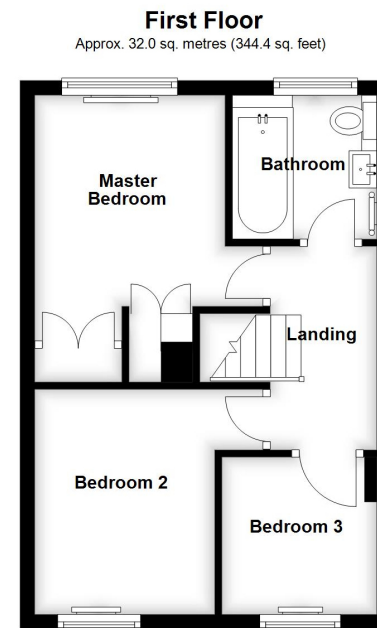
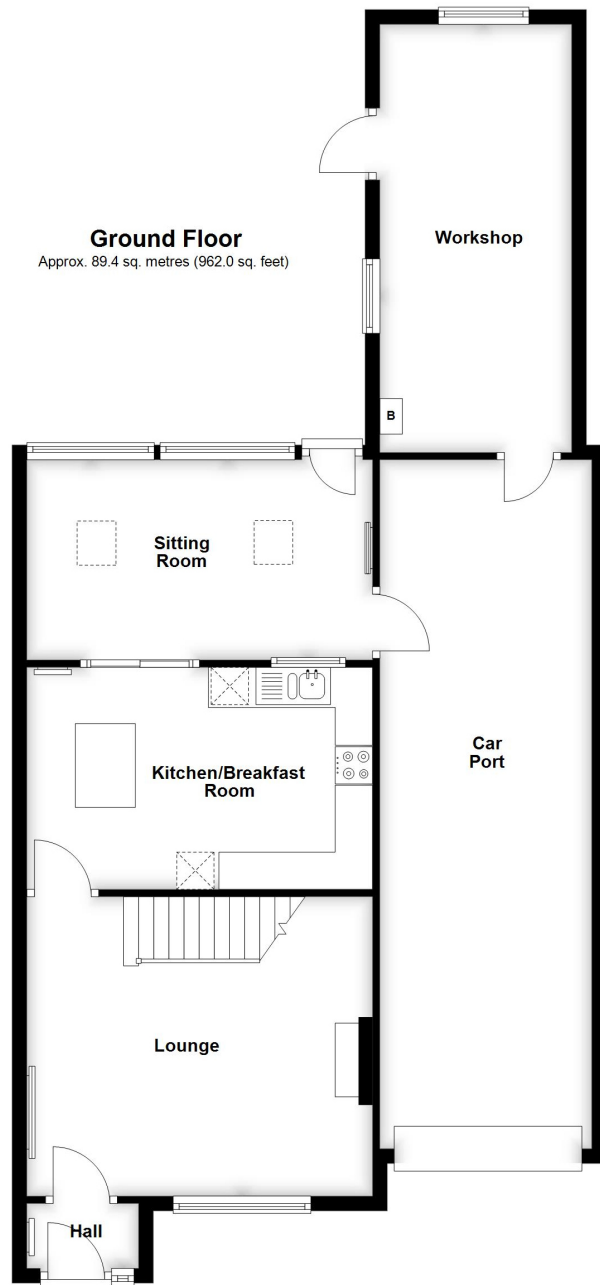
Charnwood B

EPC RATING

TBC

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.



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

