



42 De Verdun Avenue, Belton

Loughborough, Leicestershire, LE129TY

MOORE
& YORK



Property at a glance:

- Modern detached home
- Four bedrooms (3 doubles)
- Through lounge
- Large family kitchen & dining room
- Modernised and improved
- Re-laid driveway providing off road parking
- Single garage
- Good sized, enclosed rear garden
- Popular north west leicestershire village
- Good range of amenities

Offers In Excess Of £315,000

Freehold



A MUST VIEW! This superb family home is situated in a peaceful, family friendly cul-de-sac, superbly presented and much improved to include new facias, soffits, re-bedded ridges, garden landscaping and driveway. There are four bedrooms (three doubles) and a family bathroom on the first floor with the ground floor given over to a through lounge with fireplace and log -burner and to a spacious kitchen & dining room with space to enough create a living kitchen with seating. The outside spaces are recently landscaped and lead to the garage with a 7kw electric car charging point to the side elevation. The rear garden is a good size and fully enclosed with children's play space, lawn and patio all set in this well regarded, well served village location with excellent commuter links.

BELTON

Belton is a small village in North-West Leicestershire, situated to the West of loughborough and North-West of Shepshed and offers a traditional village feel being surrounded by countryside and with a surprising range of amenities to include a primary school, public house (The Queens Head) local doctors surgery and small village shop. The village is well located for local travel with East Midlands International airport only 4.5 miles to the north and the M1 & A/M42 motorways allowing fast travel further afield.

ENERGY PERFORMANCE RATING

The property has an EPC rating of 'D' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

FRONTAGE

With contemporary outside lighting points, gravelling, 7kw electric car charging point and the utility meters found to the side elevation.

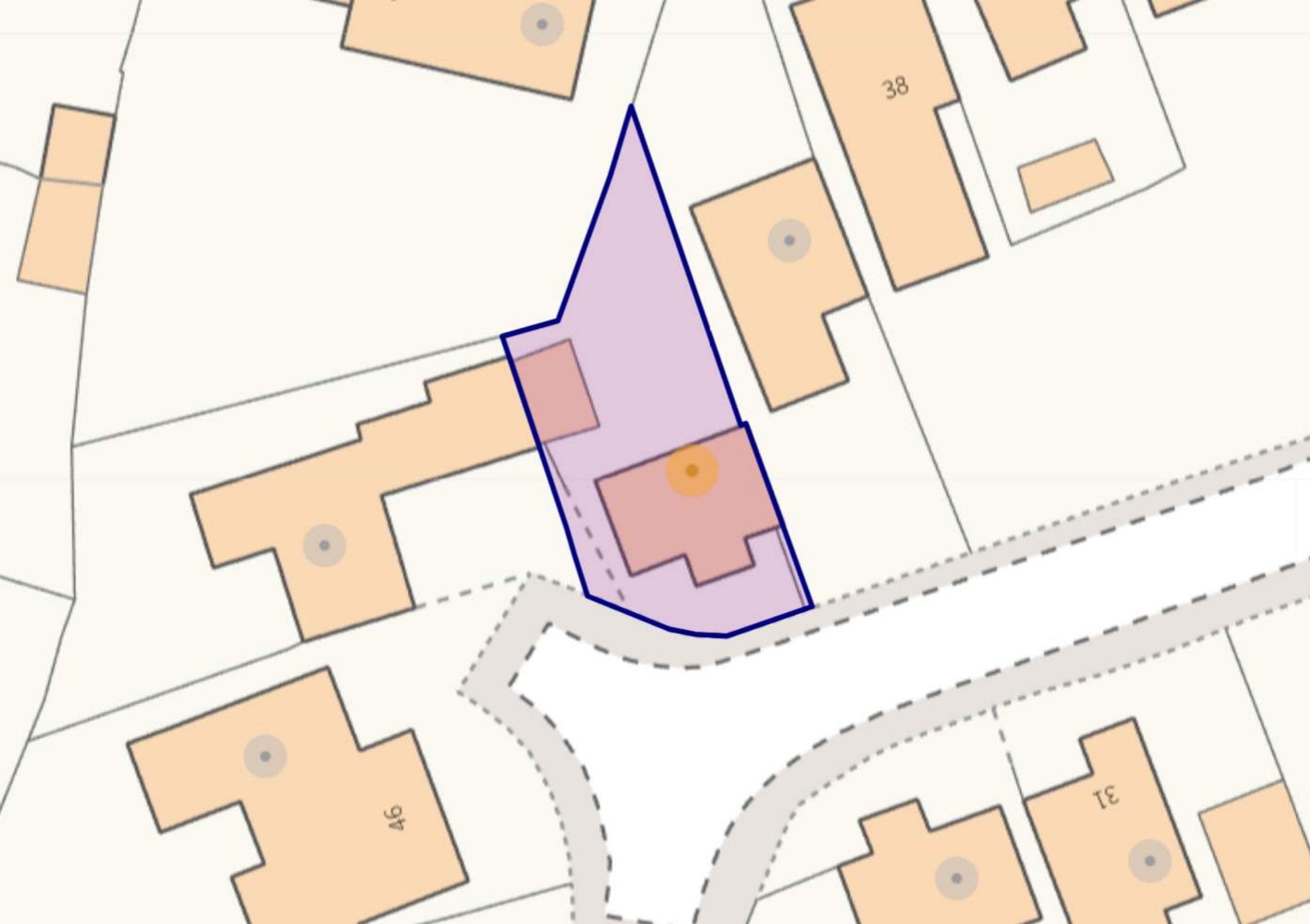
HALL

With Upvc door leading in from the side and with stairs to the first floor, ceiling light, radiator and access to the kitchen and WC.

GROUND FLOOR WC

1.52m x 0.89m (5' 0" x 2' 11") With two piece suite comprising WC and wash basin and with Upvc window to the side elevation, ceiling light and central heating radiator.





KITCHEN & DINING ROOM

5.41m x 4.92m (17' 9" x 16' 2") max. A fantastic space; light and airy with large Upvc windows to front and rear and side access door to the driveway. Ample space for dining and potential for 'living kitchen' use depending on preferences. The kitchen area offers plentiful storage with additional under-stairs store. Wall mounted gas fired central heating boiler (recently serviced) and a door at the side of the room leads to:

THROUGH LOUNGE

5.43m x 3.22m (17' 10" x 10' 7") With a large Upvc

window to the front elevation and french doors with side screens opening to the garden, central feature fireplace with log burner, two radiators, twin ceiling lights and high level TV point.

FIRST FLOOR LANDING

With loft access, stairwell with Upvc window to the front elevation which provides both a feature to the space and lots of natural light. Doors to all four bedrooms, a useful storage cupboard and the bathroom lead off.

MASTER BEDROOM

3.92m x 2.50m (12' 10" x 8' 2") With Upvc window to the front elevation and ceiling light point plus central heating radiator.

BEDROOM TWO

3.36m x 2.50m (11' 0" x 8' 2") Plus wardrobe recess. A nicely proportioned double with Upvc window to the front elevation, ceiling light point and radiator.

BEDROOM THREE

2.98m x 2.87m (9' 9" x 9' 5") A good sized double with Upvc window overlooking the garden, ceiling light point and central heating radiator.

BEDROOM FOUR

2.67m x 2.28m (8' 9" x 7' 6") With a Upvc window to the rear elevation which overlooks the garden, ceiling light point and central heating radiator. A great multi purpose home office/gaming room!

BATHROOM

2.49m x 1.97m (8' 2" x 6' 6") With white three piece suite comprising paneled bath with screen and shower, close coupled WC and wash basin with storage. Ceiling light point, towel radiator and obscure Upvc window to the rear elevation.

GARDEN

The rear garden is fully enclosed and family friendly with patio to the immediate rear, grassed area and children's play area with bark chippings ideal for swingsets and other play equipment. Further to the rear is an additional patio space.

DRIVEWAY & GARAGE

The driveway provides parking and has been recently re-laid to tarmac with decorative edging blocks which extends across the frontage to create an external reception space. The garage has









internal light and power and is accessed by way of the Up/Over door.

SERVICES

All main services are understood to be available. Central heating is via a modern, gas-fired central heating boiler, electric power points are fitted throughout the property, windows are double-glazed.

COUNCIL TAX BAND

The property has a council tax rating of 'D' via North West Leicestershire Council.

TENURE

We understand the property is held Freehold.

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.

PLOT/FLOOR 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

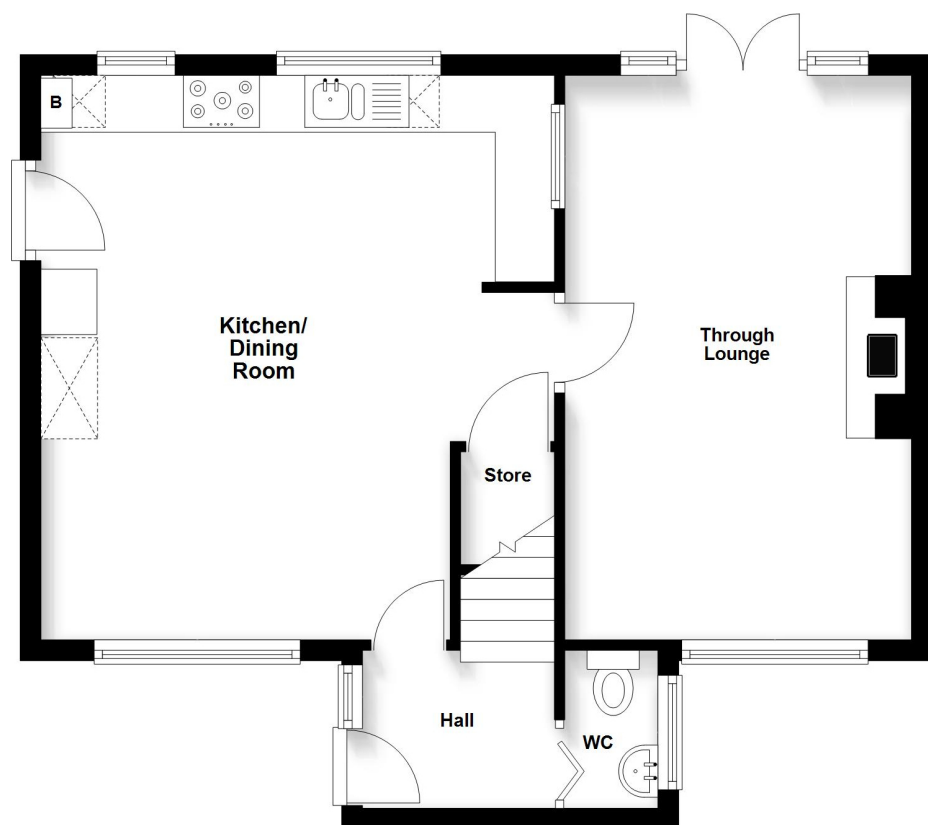
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation 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.

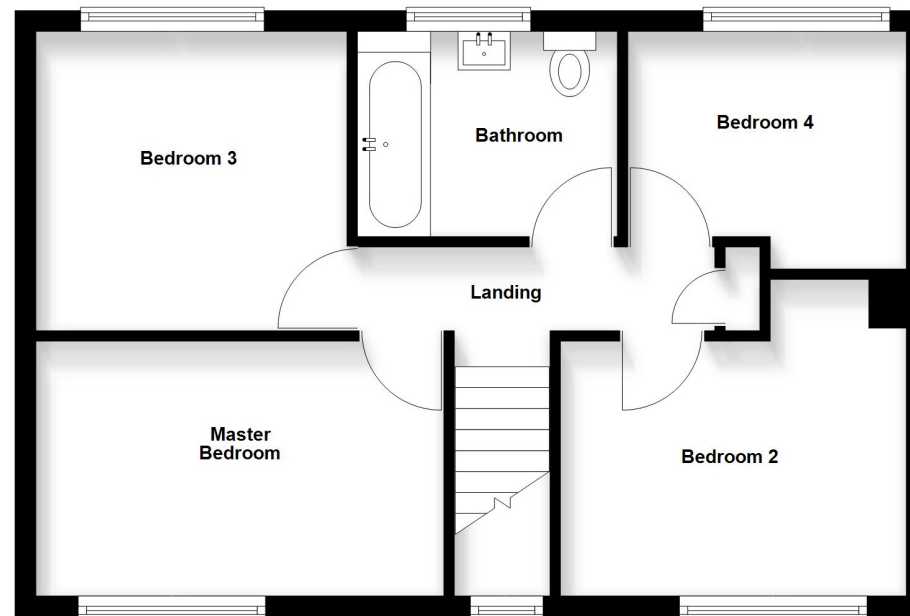
Ground Floor

Approx. 536.3 sq. feet



First Floor

Approx. 478.9 sq. feet



Total area: approx. 1015.2 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 â€” 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

