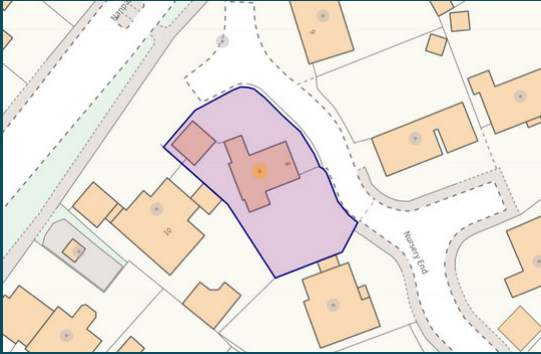




8 Nursery End, Loughborough

Leicestershire, LE11 3RB

MOORE
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Property at a glance:

- Quality detached home
- Four double bedrooms
- Bathroom and master en-suite
- Beautifully presented throughout
- Generous corner plot
- Detached double garage
- Forest Side location
- Scenic walks nearby
- University campus nearby
- Home office and living/dining kitchen

£685,000 Freehold



A four double bedroomed detached home situated in arguably Loughborough's most desirable and sought after modern development which is ideally located within Forest Side and close to sought after school catchments as well as scenic walks to The Outwoods, Bluebell Wood and Beacon Hill Country park. The property is superbly presented throughout and has been extended and re-imagined to create a timeless and appealing home with a significant nod to contemporary living including a home office and open plan living/dining kitchen, all set within a fabulous corner plot with detached double garage, excellent parking and mature gardens. Ideally located for access to the town centre, endowed schools, University campus and local travel routes.

LOUGHBOROUGH

Loughborough is a thriving Market/University town and offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest for scenic walks in local beauty spots such as Beacon Hill country park and Bradgate park, golf courses, equestrian centres and the M1/M42 motorways as well as travel throughout the midlands.

The town offers a good range of major shopping brands and a wide spread of employers including the University which is renowned for its sporting excellence and a fixture in the top ten universities nationally. There are also a fine range of amenities including many cafes and restaurants, a cinema and 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.



EPC RATING

The property has an EPC rating of C; 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 & DRIVEWAY

The property occupies an excellent overall plot with the frontage offering mature planting, natural stone paving and a driveway for four or five cars which leads to the detached garage. A gated access then leads to a side garden area with personnel door to the garage and also leads beyond to the rear garden.

DETACHED DOUBLE GARAGE

A good sized double with twin up and over doors for vehicular access, porthole window to the side and personnel door plus roof storage, lighting and power.





PORCH

Open to the front elevation with storage cupboard off, ceiling light and door leading internally to:

HALL

4.69m x 3.47m (15' 5" x 11' 5" max) A spacious and welcoming entrance space having lighting, radiator and cloaks recess, window to the side elevation and feature staircase with double bullnose leading up to the first floor accommodation.

HOME OFFICE

2.67m x 2.58m (8' 9" x 8' 6") With built in storage off, ceiling light, radiator and window to the front elevation this room is large enough for use as a study, more formal home office, play room for younger children, games room or even a home gym space..

THROUGH LOUNGE

6.23m x 3.57m (20' 5" x 11' 9") A light and airy room with a dual aspect having window to the front elevation and french doors with side screens to the rear of the room overlooking the garden. Feature fireplace with gas fire, two radiator and two ceiling light points.

LIVING DINING KITCHEN

6.60m x 3.63m (21' 8" x 11' 11") With the kitchen and dining space having fitted units in a mix of birdseye maple and painted tongue and groove, space for american style fridge freezer, integrated dishwasher, dual oven and microwave plus five ring hob, dark granite worktops with under-cut dual sink, upstands and corner turret with round woodblock top. There are windows to the side and rear elevations, central heating and attractive tiled floor throughout tying the spaces together. To the rear of the space behind the breakfast bar is:

SNUG/BREAKFAST SPACE

3.13m x 2.69m (10' 3" x 8' 10") A perfect snug seating space and breakfast area with radiator, ceiling light point, window overlooking the garden and french doors leading out to the patio which was recently re-laid in natural stone.

UTILITY ROOM

1.81m x 1.57m (5' 11" x 5' 2") With fitted base and eye level units, tiled floor, space for two appliances, stainless steel sink with drainer and mixer, ceiling light, radiator, concealed boiler and half glazed door to the side elevation.

GROUND FLOOR WC

1.81m x 0.78m (5' 11" x 2' 7") With two piece suite comprising WC and washbasin to recess, attractive geometric floor tiling and complimentary antique style wall tiles. Ceiling light, window to the side elevation and central heating radiator.

FIRST FLOOR LANDING

3.80m x 3.06m (12' 6" x 10' 0" max) With window to the front elevation allowing lots of natural light, ceiling light point, built in linen storage cupboard and separate airing cupboard with hot water cylinder.

MASTER BEDROOM

3.78m x 3.60m (12' 5" x 11' 10") A double room with fitted wardrobes and window to the rear elevation overlooking the garden. Ceiling lighting, radiator and door off to:









EN-SUITE SHOWER ROOM

2.82m x 1.40m (9' 3" x 4' 7" min) A modern refitted room with downlighting, a window to the rear elevation, fitted storage/vanity unit with mirror, onset basin and WC with concealed cistern, walk in shower to recess and contemporary towel radiator.

BEDROOM TWO

6.05m x 2.74m (19' 10" x 9' 0" ave) A large double room with study space, lighting and two radiators, built in double wardrobe with internal light and having a triple aspect with windows to either side and additional porthole feature window to the front elevation.

BEDROOM THREE

3.47m x 3.16m (11' 5" x 10' 4") A double room with window overlooking the rear garden, ceiling light point and central heating radiator.

BEDROOM FOUR

3.63m x 2.71m (11' 11" x 8' 11") A double room with two windows to the front elevation, ceiling light point and central heating radiator.

FAMILY BATHROOM

2.33m x 2.25m (7' 8" x 7' 5") With three piece suite including bath with shower over, WC and wash basin plus towel radiator, ceiling lighting and window to the rear elevation.

REAR GARDEN

The property's rear garden is well stocked with a good variety of planting set around and into the well maintained lawn with ornamental pond, a mixture of fencing and walling to the boundaries plus recently re-laid natural stone patio area which is large enough to be ideal for both day to day relaxing and also for entertaining guests. A further side garden has an additional seating space lawn and gives access to the side of the garage.

COUNCIL TAX BAND

The property has a council tax rating of 'G' via Charnwood Borough Council.











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.

IDENTIFICATION AND MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a charge of £79.99 plus VAT for these checks.

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 if you would like to view a copy.

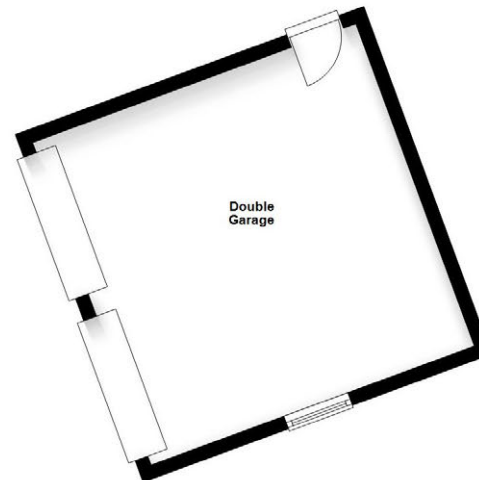
MAKING AN OFFER

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

Viewers and interested parties should note that the floor/plot plan(s) included within the property particulars is/are primarily 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 completely to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions, boundary ownership or other details by inspection or advice from their Surveyor or Solicitor.



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

