



118 Valley Road, Loughborough, Leicestershire, LE113QA

MOORE
& YORK



Property at a glance:

- Spacious detached home
- Three/four bedrooms
- Two reception rooms
- Breakfast kitchen
- Family bathroom and en-suite
- Conservatory
- Enclosed gardens to rear
- Close to amenities and schooling
- Single garage
- Multiple off road parking spaces
- Forest side location

£395,000 Freehold



This superb detached home has spacious and individually laid out accommodation with a central mezzanine level and accommodation set over three levels in total creating incredibly flexible accommodation to include hallway with storage and WC, spacious breakfast kitchen, L-shaped lounge/diner, ground floor bedroom four/study, mezzanine landing with family bathroom, bedroom three and conservatory off and first floor landing with access to bedroom two, and master bedroom with en-suite. Enclosed gardens to rear, single garage and multiple car parking. Situated close to local amenities and schooling.

GENERAL INFORMATION

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 RATING

RATING D

FRONTAGE

The frontage is mainly laid to a mixture of gravelling and a tarmac driveway which provides off road parking for several vehicles and gives access to the single detached garage which has an up and over door and internal lighting and power.

HALL & MEZZANINE LANDING

8.05m max x 1.50m. Initial hall/reception area measuring 4.40m x 1.38m with double radiator, coved ceiling and light point, intruder alarm





control keypad, double sliding doors giving access to cloaks/storage. Doors give access off to the breakfast kitchen and the ground floor bedroom four/study. Further doors then lead to the following two rooms:

WC

1.62m x 0.99m With half height tiling, wash basin with mixer, close coupled WC, chrome finish towel radiator, ceiling down-lights, roof access hatch and obscure UPVC double glazed window to the side elevation.

LOUNGE/DINER

5.46m x 5.47m This spacious main reception room is situated to the front elevation with a three quarter width UPVC double glazed window to the front elevation, feature fireplace with living flame fire, multiple wall light points, central heating radiator and plentiful power points plus Virgin cable connection point (subject to subscription).

BREAKFAST KITCHEN

4.93m x 3.03m max 2.54m min. The kitchen

space is arranged with units to all walls at least in part with the main fitted area being to the front of the room and having UPVC double glazed window to the front elevation, fitted cupboards to to base and eye level, space for appliances beneath the work-surfaces and one and a quarter bowl sink, four ring gas hob with Bosch extractor, in-built dual Hotpoint electric fan oven and grill, further, space for upright fridge/freezer, breakfast bar, double radiator, ceiling light points, plentiful power points and obscure UPVC window and door to the side elevation.

BEDROOM FOUR/STUDY

3.76m x 2.63m With built in under-stairs wardrobe, central heating radiator, ceiling light point and coving plus UPVC door and window to the side elevation. A flexible room situated directly opposite the kitchen therefore creating an ideal dining room space or spacious home office or as currently used, as a double bedroom. An exterior door leads to a seating area with access via steps to the garden.

MEZZANINE LANDING

Situated to the rear of the ground floor hall, this raised space has UPVC double glazed full height patio doors opening into the rear garden, double radiator, contemporary oak and glazed balustrade rising to the first floor and doors off at either side leading to the following rooms:

FAMILY BATHROOM

3.04m x 1.77m Having a three piece suite comprising close coupled WC, pedestal wash









basin and panelled bath with full height tiling, shower screen and Mira thermostatic shower plus extractor fan, ceiling down-lights, chrome finish towel radiator. Shaver socket, loft access hatch, obscure UPVC window to the rear elevation and built in airing cupboard off which contains the property's combi boiler.

BEDROOM THREE

3.17m x 2.74m A further good size bedroom again capable of taking a double bed if required. Radiator, UPVC window to the side elevation, ceiling light point, loft access hatch and coving. Double solid oak doors then lead off rearwards to:

CONSERVATORY

3.30m x 2.50m With timber laminate flooring, double radiator, brick base and UPVC double glazed frame with ceiling light point, opening top lights and provides views over the rear garden.



FIRST FLOOR LANDING

With glazed and oak balustrade overlooking the mezzanine landing below, ceiling down-lights throughout, doors off to the following rooms:

BEDROOM TWO

3.75m x 2.88m min. Measurements onto front of wardrobes (approx 63cm deep), loft access hatch, ceiling light point, central heating radiator and almost full width UPVC double glazed window to the front elevation.

MASTER BEDROOM

3.54m x 3.36m min. With coved ceiling, light point and radiator, almost full width UPVC double glazed window to the front elevation which gives panoramic views of Beacon Hill and the Outwoods beyond Loughborough's western boundary. Fitted four door wardrobe (approx 72cm deep) and additional door off to:



EN-SUITE SHOWER ROOM

2.66m x 1.24m min plus storage. With a contemporary three piece suite comprising wall mounted wash basin with waterfall mixer, quadrant shower cubicle and close coupled WC. Dado height tiling, wall light and extractor fan, two double glazed velux sky-lights to the property's rear elevation and chrome finish towel radiator.

REAR GARDEN

The rear garden is attractively laid out with a natural stone patio to the immediate rear which runs around the rear of the conservatory with french doors giving access from the mezzanine landing. There is outside power, lighting, an outside tap and a wildlife pond with frogs and newts. A set of steps leads to the side elevation providing a wide space ideal for refuse and recycling and outside storage situated to the rear of the garage. The remainder is mainly laid to lawn with play area and shed. There is fencing to the boundaries with climbers and a good variety of plants and shrubs to borders.



Total area: approx. 1361.4 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

