



42 Outwoods Drive, Loughborough, Leicestershire, LE113LU

MOORE  
&  
YORK



## Property at a glance:

- Traditional Bay Fronted Semi Detached Home
- Popular Forest Side Of Town
- Catchment Area For Renowned Schools
- Easy Access Local Facilities & Transport Links
- Three Bedrooms & Bathroom
- Kitchen With Integrated Appliances
- Dining Room, Sitting Room & Conservatory
- Long Mature Rear Garden

Asking Price £325,000 Freehold



Traditional bay fronted semi detached home situated in the popular Forest side of town within the catchment area of well renowned schools and offering easy access to the Loughborough Town centre and the road routes offering excellent transport links. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, dining room with bay window, sitting room, nicely fitted kitchen with integrated appliances, and conservatory. incorporating a cloakroom/WC and utility cupboard, overlooking the mature long rear garden and with ample parking to the front. This lovely home would ideally suit the young and growing family and we highly recommend an early viewing .

### DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to;

### ENTRANCE PORCH

UPVC sealed double glazed door with matching side panel leading to;

### ENTRANCE HALL

Stairs leading to first floor accommodation, radiator, under stairs cupboard, UPVC diamond shaped sealed double glazed window to side aspect.

### DINING ROOM

12' 9" x 11' 5" (3.89m x 3.48m) UPVC sealed double glazed circular bayed window to front aspect, radiator, glazed sliding doors leading to;



### LOUNGE

12' 5" x 11' 5" (3.78m x 3.48m) TV point, picture rail, radiator, UPVC sealed double glazed patio door leading to conservatory.

### KITCHEN

11' 9" x 6' 9" (3.58m x 2.06m) Nicely fitted in a range of soft close units comprising sink unit with mixer tap over, matching range of base units with marble effect work surfaces over with matching upturn, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece Zanussi ceramic hob with extractor fan over and easy wipe splash back, integrated fridge/freezer and dishwasher, UPVC sealed double glazed window, UPVC sealed double glazed sliding door to;





## CONSERVATORY

15' 3" x 8' 5" (4.65m x 2.57m) UPVC sealed double glazed windows overlooking gardens, built in utility cupboard with plumbing for washing machine. UPVC sealed double glazed door to rear aspect.

## CLOAKROOM

Low level WC and wash hand basin, heated towel rail.

## FIRST FLOOR LANDING

Access to fully boarded loft space with pull down ladder, UPVC sealed double glazed picture window.



## BEDROOM 1

13' 11" x 11' 0" (4.24m x 3.35m) Radiator, UPVC sealed double glazed circular bay window to front aspect with inset cupboards and shelving.

## BEDROOM 2

11' 4" x 11' 5" (3.45m x 3.48m) Radiator, UPVC sealed double glazed window, built in wardrobes, wardrobe recess.

## BEDROOM 3

8' 3" x 7' 3" (2.51m x 2.21m) Radiator, UPVC sealed double glazed window.

## BATHROOM

7' 10" x 6' 8" (2.39m x 2.03m) Three piece suite comprising paneled bath with shower over and easy wipe splash back, vanity sink unit set unit set in bathroom cabinet incorporating low level WC, heated towel rail ,UPVC sealed double glazed window.

## OUTSIDE

Ample parking to front with evergreen border. Mature long garden to rear comprising patio area leading to extensive lawns with evergreen borders.

## SERVICES

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

## 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, 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.







## 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 C

## EPC RATING

D

## IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

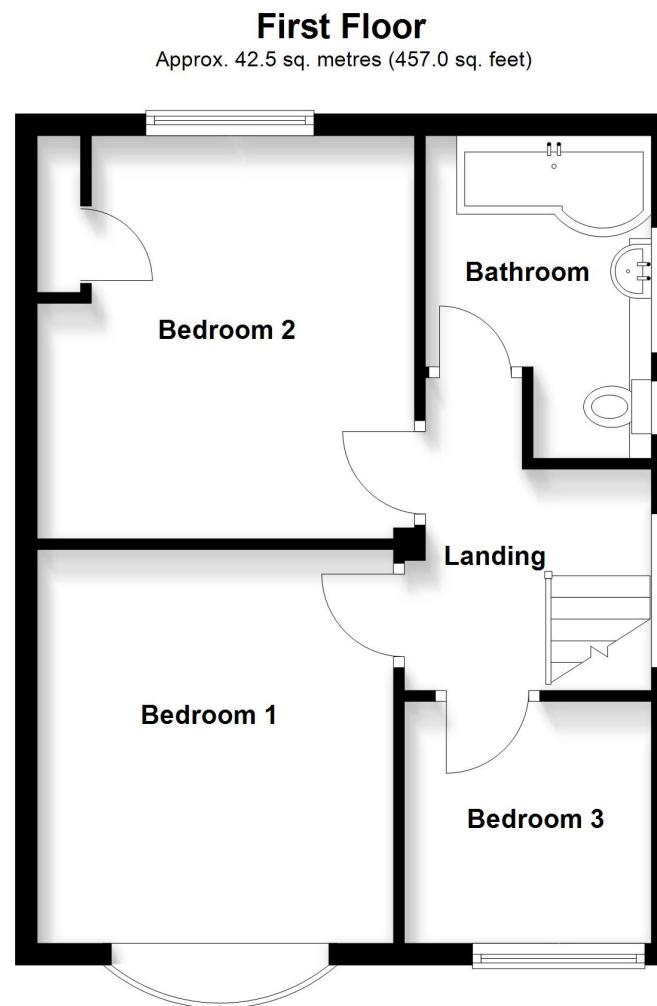
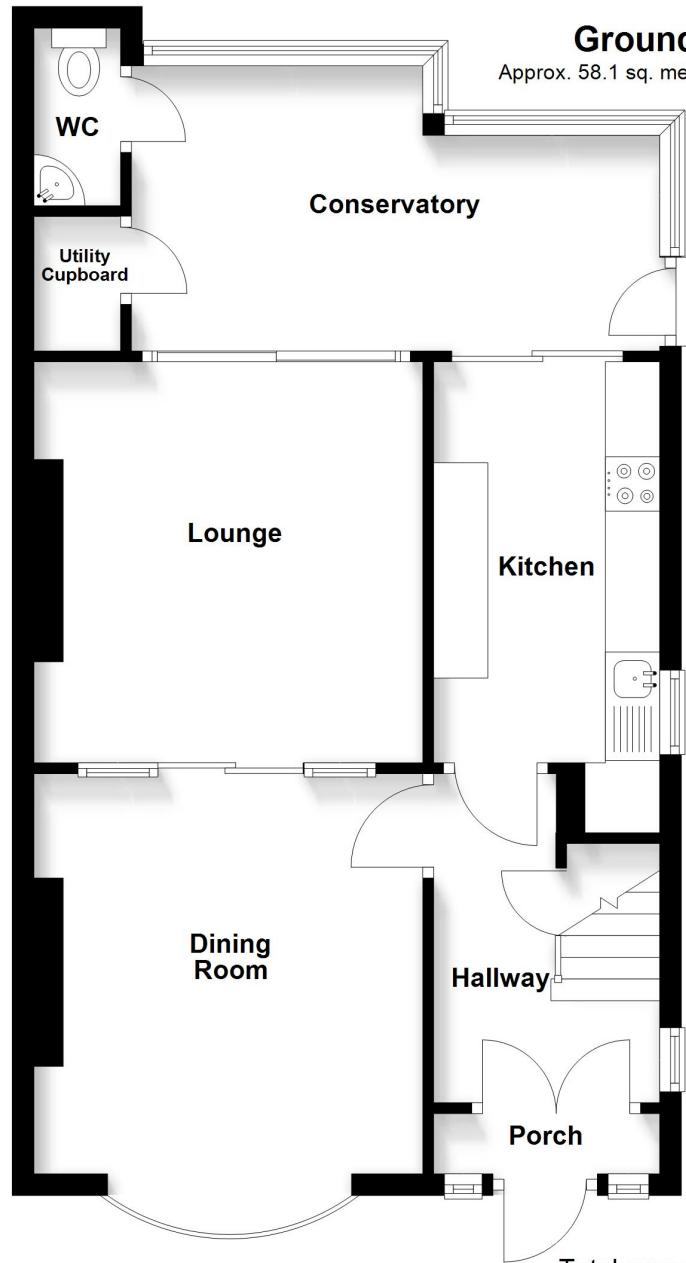
For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

## 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.







**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



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