

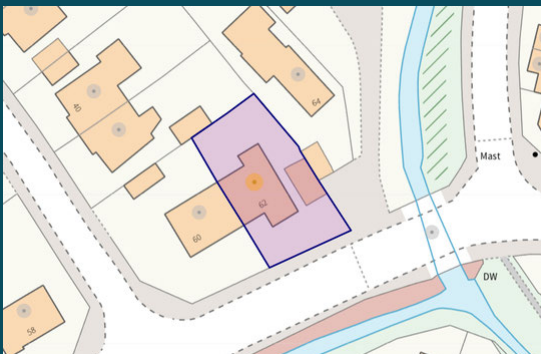


62 Valley Road

Loughborough LE11 3PZ

MOORE  
& YORK





### Property at a glance:

- Semi detached bungalow
- Additional first floor accommodation
- Up to three good sized bedrooms
- Spacious lounge
- Fitted kitchen
- Driveway and garage
- Forest side location
- Flexibly arrangeable
- Close to local amenities and bus routes
- Close to University campus

£295,000 Freehold



**This spacious semi detached home is configurable as either a traditional bungalow or a chalet style home and located in a prime Forest Side location with easy access to local shopping and bus routes with countryside walks on the edge of town not far away. The accommodation offers ample potential for extension, is centrally heated, double glazed and includes up to three good sized bedrooms, spacious lounge, fitted kitchen, rear conservatory and shower room as well as lawned, easily maintained gardens to front and rear, driveway parking and detached garage.**

### LOUGHBOROUGH

Loughborough is a thriving Market/University town and offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways as well as travel throughout the midlands by road.

The town offers a good range of major shopping brands and a wide spread of employers plus offers a fine range of amenities including 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 '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.

### FRONT GARDEN & DRIVEWAY

The properties frontage is laid to lawn with low level wall to the front boundary and, to the right hand side of the plot a driveway provides off-road parking and leads to the detached **SINGLE GARAGE** which offers lighting and power internally. A gated entryway between the garage and the house leads to the rear garden and via a partially open-plan **side porch** to:









## HALLWAY

3.69m x 2.72m (12' 1" x 8' 11" overall) With Upvc window and door to the side elevation, ceiling light, radiator and useful understairs store. Doors lead to two bedrooms, the lounge, shower room and the kitchen. Staircase with half landing rises to the first floor accommodation.

## LOUNGE

4.45m x 4.08m (14' 7" x 13' 5") A spacious reception room with a dual aspect to the front and side elevations, feature fireplace to the internal wall, stripped floorboards, two central heating radiators and ceiling light point.

## KITCHEN

3.43m x 2.94m (11' 3" x 9' 8") With base and eye level units in white with contrasting granite effect work-tops, wall mounted central heating boiler, space for appliances, cooker extractor hood, radiator, ceiling down-lights, Upvc windows to rear and side and door to:

## CONSERVATORY

3.00m x 1.86m (9' 10" x 6' 1") Upvc construction with low level brick base and side access door to the garden, with plumbing laid on this room can be used as a utility space or more simply, a room to sit, relax and look over the garden.

## BEDROOM TWO

3.89m x 3.61m (12' 9" x 11' 10") With fitted wardrobes filling much of the side wall, this spacious double room has ceiling lighting, a central heating radiator and a Upvc window to the front elevation.

## BEDROOM THREE/DINING ROOM

3.40m x 3.06m (11' 2" x 10' 0" min) A double room with a Upvc window overlooking the rear garden, ceiling light point and central heating radiator. Being opposite the kitchen this room can also double as a good sized dining room.

## SHOWER ROOM

2.50m x 1.64m (8' 2" x 5' 5") With three-piece suite in white including quadrant shower cubicle, wash basin and close coupled WC plus wide towel radiator, ceiling lighting, half-height tiling and Upvc window to the rear elevation. A built in airing cupboard allows for linen storage.

## FIRST FLOOR LANDING

With doors off at either side to walk-in loft storage with one of the spaces offering potential for a shower or bath room conversion (subject to any necessary approvals). A further door leads to:

## BEDROOM ONE

4.63m x 3.61m (15' 2" x 11' 10" overall) With fitted wardrobes and central vanity space to the side wall, radiator, ceiling lighting and a bay with Upvc window to the rear elevation.

## GARDEN

The garden wraps around the property with seating spaces to either side of the conservatory and a central flat/level lawn bordered with mature planting and flowers. A gated entry leads from the side patio space via the side of the garage to the porch and then the driveway and front garden.

## 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/PLOT 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

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.





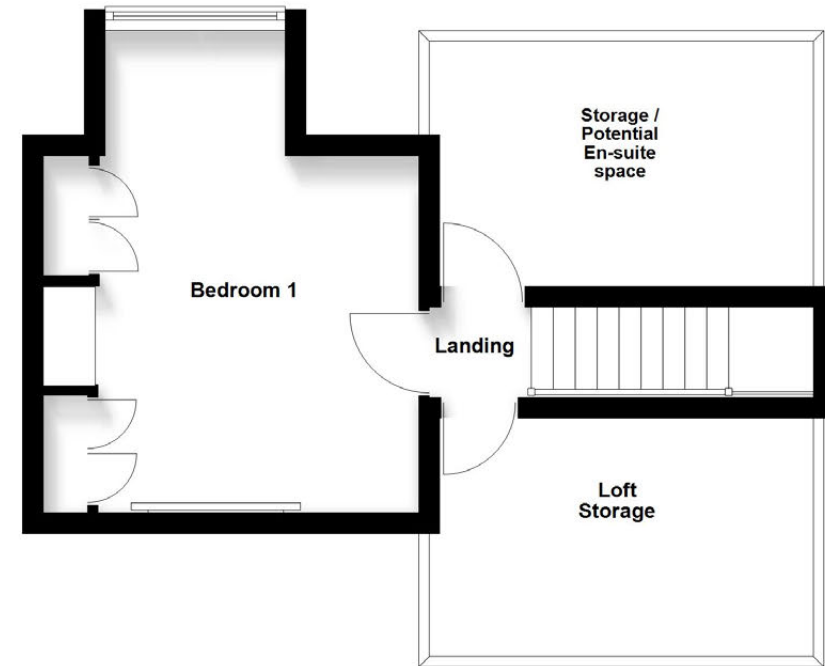
## Ground Floor

Approx. 795.6 sq. feet



## First Floor

Approx. 190.7 sq. feet



Total area: approx. 986.2 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 – 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



