



66 Tiverton Road, Loughborough

Leicestershire, LE112RY

MOORE  
& YORK



### Property at a glance:

- Detached Family Home
- Three Bedrooms (was four)
- Corner Plot
- Parking and Garage
- Wonderful Elevated Views
- Spacious Reception Rooms
- Modern Appointments
- Forest Side Location
- Schools and Amenities Close by
- Bus Routes Nearby
- Shopping Easily Accessible

£385,000 Freehold



A superbly presented, modernised and extended detached home with corner plot and enjoying fabulous views to Beacon Hill and The Outwoods whilst offering three bedrooms (formerly four) and enjoying a quiet cul-de-sac location on forest side close to schools amenities and bus routes. The enlarged internal spaces include a lounge, kitchen breakfast room and family/dining room which are well proportioned and enjoy excellent natural light due to large windows which provide the lovely aspect. Decor is modern and many fittings have been replaced by the current owners during their ownership. The house is ideally located for access to countryside walks which are found almost immediately adjacent - as a whole, this home really does deserve to be viewed to fully appreciate and will not disappoint.

### 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 midland by roads.

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. N.B; The property's central heating boiler has been replaced since the EPC was assessed and this should result in a higher/more efficient score.

### FRONTAGE AND GARAGE

A block-paved driveway offers parking which immediately accesses the attached garage which has an up & over door and houses the central heating boiler. There is also a side access door and window to the rear making the space light and useable.





## PORCH

1.71m x 1.54m (5' 7" x 5' 1") With Upvc access door and glazing which is partially opaqued to maximise privacy and an internal door leading in to:

## HALL

2.24m x 1.64m (7' 4" x 5' 5") min. With useful cloaks storage, central heating radiator and stairs leading up and off to the first floor. A glazed door and window allow natural light through from the porch and doors lead off to the lounge and utility room

## LOUNGE

5.87m x 4.58m (19' 3" x 15' 0") max. With contemporary style recessed, wall mounted, energy efficient feature fire and two Upvc windows allowing a light and airy feel to this large room which offers ample reception space with one end of the room given over to a music space. Two radiators, ceiling light, internal glazed door and window to:

## KITCHEN / BREAKFAST ROOM

5.86m x 2.72m (19' 3" x 8' 11") With a good range of storage units to base and eye-level, contrasting granite worktops and one and a quarter bowl sink with drainer. Built in Neff dual oven, corner hob and extractor, space for dishwasher and refrigerator. Upvc window to the rear elevation and two very useful built in cupboards off creating storage and pantry space. Breakfast bar, radiator and space for table with Upvc french doors to the patio and open plan at the side into:

## FAMILY / DINING ROOM

4.26m x 3.76m (14' 0" x 12' 4") A fantastic space which can be used as a combination dining/family room or a second dedicated seating space overlooking the garden. Bookshelves to alcove, feature recessed fire, radiator, picture window and additional window to the front elevation.

## UTILITY ROOM

2.72m x 1.64m (8' 11" x 5' 5") max. Accessed from the hall with a useful link to the kitchen and external door to the garden plus space for two appliances and a door off to:

## GROUND FLOOR WC

1.63m x 0.74m (5' 4" x 2' 5") With wash-basin and close-coupled WC, part height tiling, radiator and Upvc window to the side elevation

## FIRST FLOOR LANDING

With access off to all three bedrooms and the bathroom this space follows the house's light and airy theme with borrowed light via internal high level windows from the master bedroom.









## MASTER BEDROOM AND DRESSING AREA

5.87m x 2.72m (19' 3" x 8' 11") max. The master room combines former bedrooms two and four to create an impressive space with two large windows allowing a quite stunning elevated aspect to the edge of the town and to Beacon Hill and The Outwoods beyond. The entire end wall is given over to fitted storage and the dressing area allows for additional storage, seating and dressing space.

## FAMILY BATHROOM

2.39m x 1.66m (7' 10" x 5' 5") Installed in July 2023 and having a three piece suite in white with contrasting tiling and Chrome finish towel radiator. The suspended wash-basin offers handy storage drawers beneath and the P-shaped shower bath has a matching curved screen, thermostatic hand-shower and rain-head. Upvc window to the rear elevation.

## BEDROOM TWO

3.62m x 3.21m (11' 11" x 10' 6") A generously proportioned double as befits this being the former master bedroom, the space also offers excellent storage filling one wall, radiator and almost full width Upvc window to the front elevation.

## BEDROOM THREE

2.61m x 2.40m (8' 7" x 7' 10") This good sized third bedroom can accommodate a double bed if desired and is currently used as a two-person office space with Upvc window to the front elevation and central heating radiator.













## GARDENS

The extensive rear space includes a raised patio space to the immediate rear and steps leading down and off to the lower level which offers a lawned area, further planting, paving and space for greenhouse and storage with an un-overlooked aspect and a good range of bedding plants, shrubs and bushes.

## SERVICES

All main services are understood to be available. Central heating is gas-fired and the boiler, which is located within the attached garage is a recently installed (November 2022) Baxi combi boiler with five years of the original seven year warranty remaining. Electric power and lighting points are fitted throughout the property. A new electrical consumer unit was installed in 2022.

## TENURE

Understood to be Freehold.

## MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and 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.

## COUNCIL TAX INFORMATION

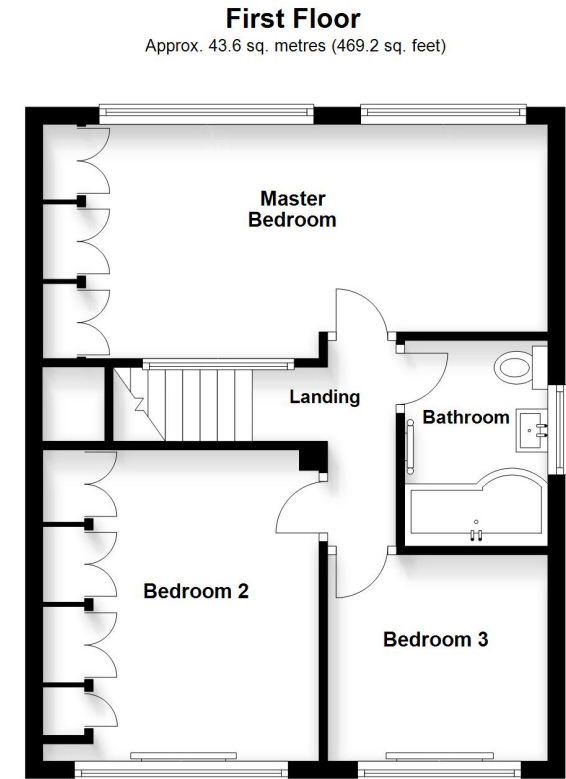
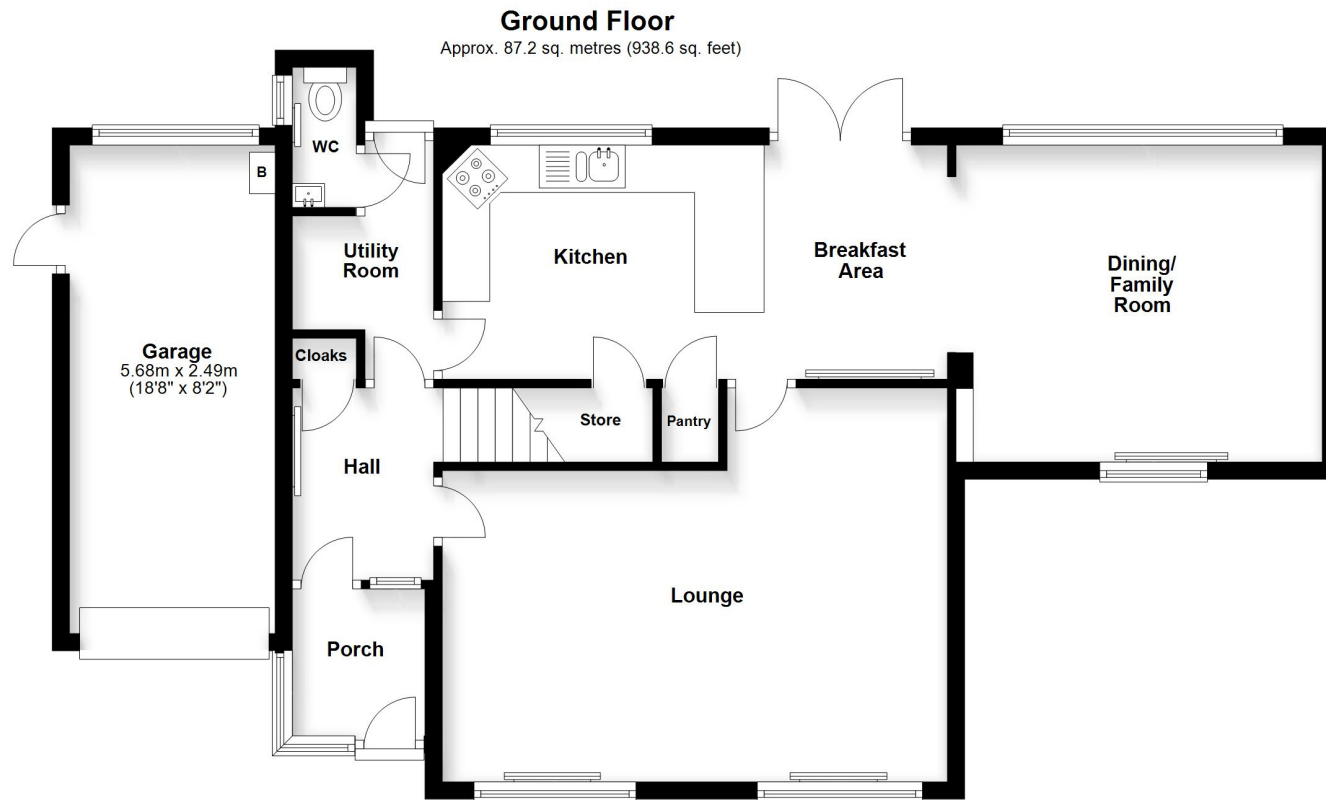
The property has a council tax rating of 'E' via Charnwood Borough Council.

## 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

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.



Total area: approx. 130.8 sq. metres (1407.8 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

