



12 Angus Drive, Loughborough

Leicestershire, LE114WH

MOORE
& YORK



Property at a glance:

- Semi detached family home
- University and college campuses within easy walking distance.
- Well presented
- Driveway parking
- Front and rear gardens
- Gas Central Heating & D\G
- Through lounge and dining room
- NO UPWARD CHAIN!

£220,000 Freehold



This spacious three bedroom, semi-detached home is well presented and enjoys a convenient backwater location close to Loughborough university and within easy reach of the town centre and travel routes. The house has been extended to the rear almost doubling the kitchen space and offers neutrally decorated, centrally heated and Upvc glazed living spaces also including a generously proportioned through lounge/diner as well as front and rear gardens and driveway parking. Offered with no upward chain.

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 INFORMATION

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.

FRONT GARDEN AND PARKING

The front garden is entirely grassed with the driveway to the left of the plot providing off road parking. A gated access at the side of the house leads to the garden beyond.

HALL

1.26m x 1.19m (4' 2" x 3' 11") With ceiling light point, cloaks space with bi-fold doors and door through to;





THROUGH LOUNGE / DINER

7.62m x 4.49m (25' 0" x 14' 9") max. A generously proportioned space with Upvc windows to front and rear, two radiators and ample room for both seating and dining with the dining space having a door off to;

EXTENDED KITCHEN

4.75m x 2.13m (15' 7" x 7' 0") Having almost double the space of the standard kitchen area as built the kitchen is also a good size with Upvc windows to rear and side and Upvc side door to the garden. There are refitted base and eye level units, sink with drainer, built-in oven, hob and extractor and space for washer and fridge/freezer.

FIRST FLOOR LANDING

3.50m x 1.80m (11' 6" x 5' 11") max. With balustrade, ceiling light point, built in 'airing' cupboard which contains the modern boiler and; doors off to all three bedrooms and the bathroom.

MASTER BEDROOM

4.08m x 2.59m (13' 5" x 8' 6") With Upvc window to the front elevation, radiator, ceiling light point.

BEDROOM TWO

3.44m x 2.59m (11' 3" x 8' 6") With Upvc window to the rear elevation, radiator, ceiling light point.

BEDROOM THREE

2.25m x 1.80m (7' 5" x 5' 11") With Upvc window to the front elevation, radiator, ceiling light point.

BATHROOM

1.80m x 1.67m (5' 11" x 5' 6") With Upvc window to the rear elevation, radiator, ceiling light point and three piece suite in white with the wash-basin and Wc having a vanity-surround.

GARDENS

With two raised shallow tiers and paved area to the side of the house ideal for sheds/storage.

COUNCIL TAX BAND

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

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.

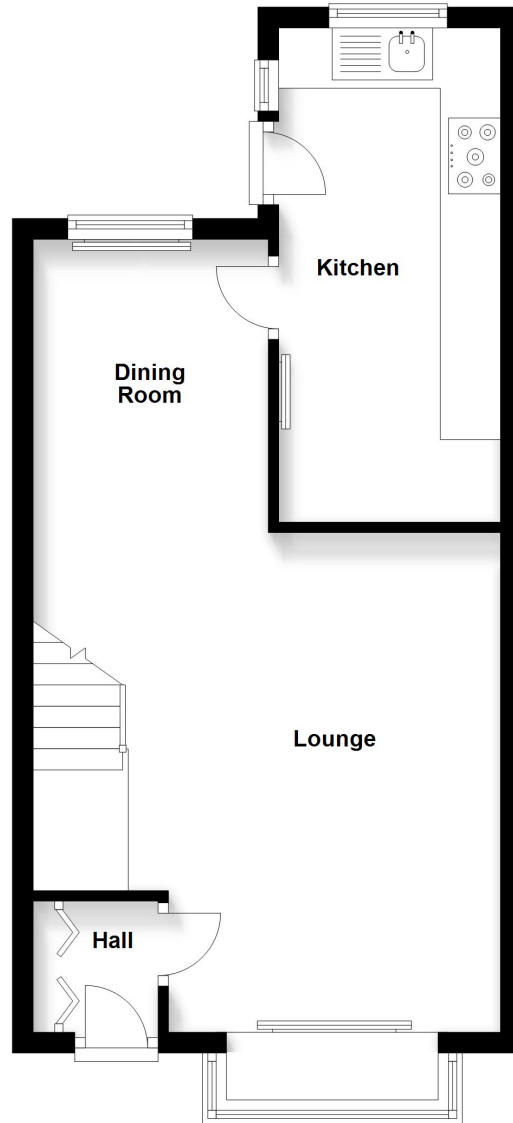
PROPERTY INFORMATION QUESTIONNAIRE

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.



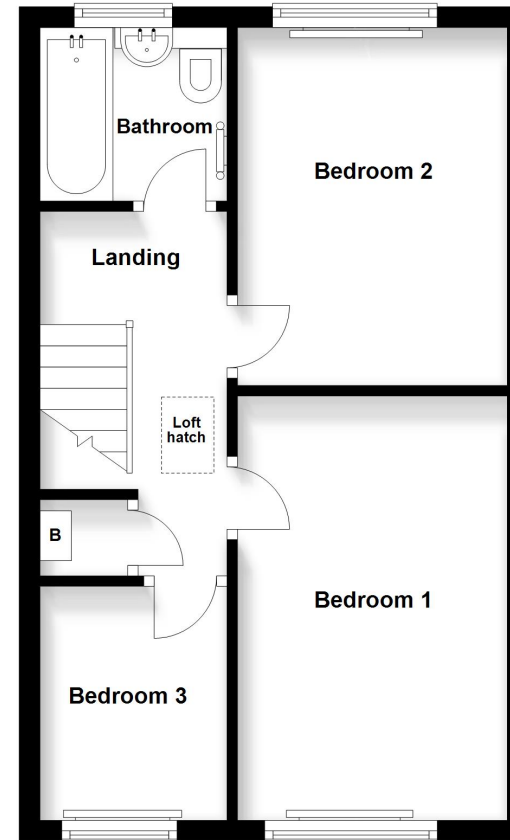
Ground Floor

Approx. 421.9 sq. feet



First Floor

Approx. 368.2 sq. feet



Total area: approx. 790.2 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

