



15 Exmoor Close

Loughborough, Leicestershire, LE113SW

MOORE
& YORK



Property at a glance:

- Detached family home
- Three bedrooms
- Extended accommodation
- Breakfast kitchen
- Lounge/diner
- Detached garage
- Off road parking
- Amazing corner plot
- Cul-de-sac location
- Situated close to amenities and schooling

£325,000 Freehold



NO CHAIN! VACANT POSSESSION AVAILABLE, Situated within the highly sought after Holywell Primary school catchment area this spacious three bedroom detached home offers an amazing corner plot and extended accommodation with UPVC fascias/soffits, three bedrooms, breakfast kitchen and through lounge/diner, detached garage and driveway parking in this favoured cul-de-sac location.

GENERAL INFORMATION

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

Loughborough also offers a fine range of amenities including 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

We are awaiting the EPC for this property.

FRONTAGE

The front garden has a driveway providing off road parking for two vehicles leading to the detached single garage. A gated entryway between the garage and property leads to an inner courtyard which then leads on to the substantial rear garden. The remainder of the front garden is laid to a flat and level lawn with bedding plants to border.

PORCH

Open fronted with canopy to the front elevation having a glazed door with matching side screens leading internally to:





ENTRANCE HALL

3.83m x 1.85m (12' 7" x 6' 1") With staircase to first floor, central heating radiator, ceiling light point, window to the side elevation, two doors give access off to the following rooms:

THROUGH LOUNGE/DINER

7.39m x 3.30m (24' 3" x 10' 10") Having a dual aspect with bow window to front and UPVC double glazed door and window into the rear garden, two central heating radiators, coving and two pendant light points, recessed feature fireplace with living flame fire.

EXTENDED BREAKFAST KITCHEN

5.67m x 3.07m (18' 7" x 10' 1") Having two large windows overlooking the rear garden, glazed door with side screens leading to the aforementioned garden courtyard, wall mounted gas heater, two pendant light points, space for appliances, in-built Neff electric fan oven, four ring gas hob and extractor, double bowl stainless steel sink with central prep bowl and mixer and under-stairs storage which contains the electrical installations and measures 1.53m x 0.82m.

FIRST FLOOR LANDING

2.98m x 2.11m (9' 9" x 6' 11") With UPVC double glazing window to the side elevation, central heating radiator and ceiling light point. Access hatch to the loft space above and doors off to all three bedrooms and the bathroom.

MASTER BEDROOM

4.27m x 3.10m (14' 0" x 10' 2") Having window to front, central heating radiator and ceiling light point, built in wardrobes including large double containing the property's lagged hot water cylinder and modern Worcester Bosch boiler plus two additional doubles with top boxes.

BEDROOM TWO

3.10m x 3.09m (10' 2" x 10' 2") With ceiling light point, central heating radiator and UPVC double glazed window to the rear elevation.

BEDROOM THREE

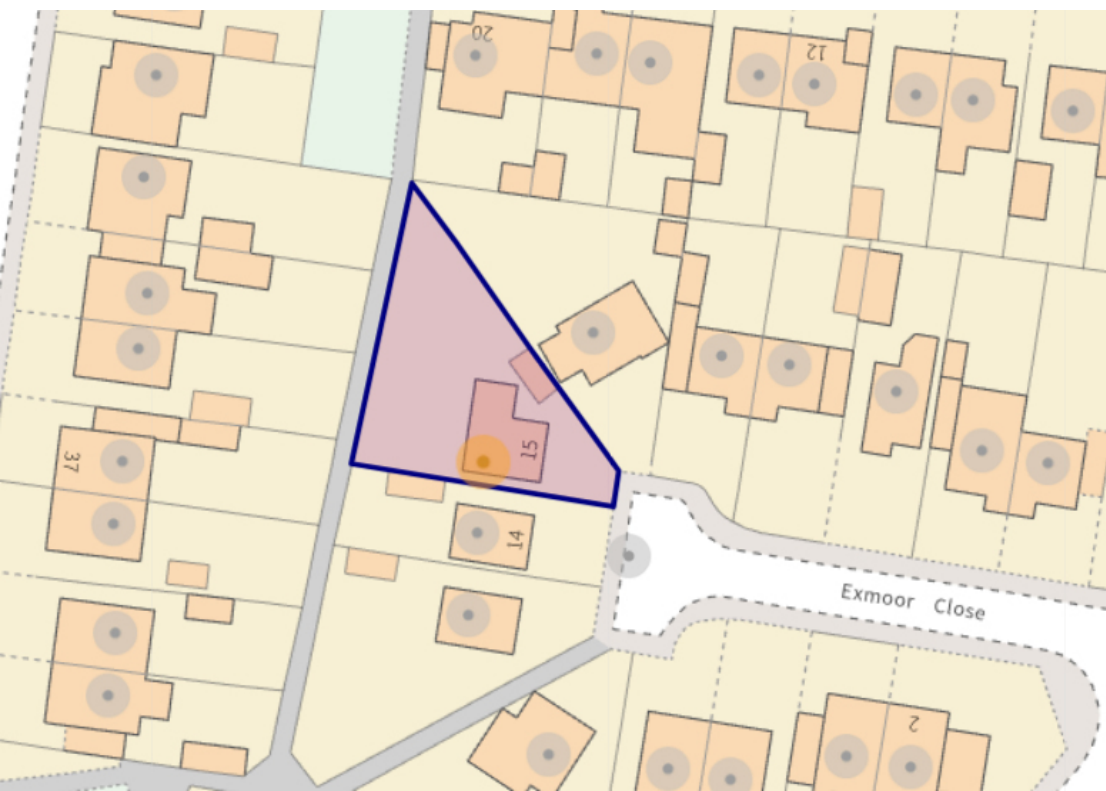
2.59m x 2.12m (8' 6" x 6' 11") With built in wardrobe and three drawer chest to corner, central heating radiator, ceiling light point and window to the front.

BATHROOM

Having obscure UPVC double glazed window to the rear elevation and three piece suite comprising panelled bath with full height tiling and shower mixer, pedestal wash basin with mixer tap and close coupled WC, tiled floor, ceiling light point and extractor fan, central heating radiator.









GARAGE AND COURTYARD

5.41m x 2.55m (17' 9" x 8' 4") The detached garage is separated from the property by a central courtyard which is accessible from the kitchen and breakfast room, this area is then open plan to the rear and leads into the rear and side gardens. A door from the courtyard gives access to the garage.

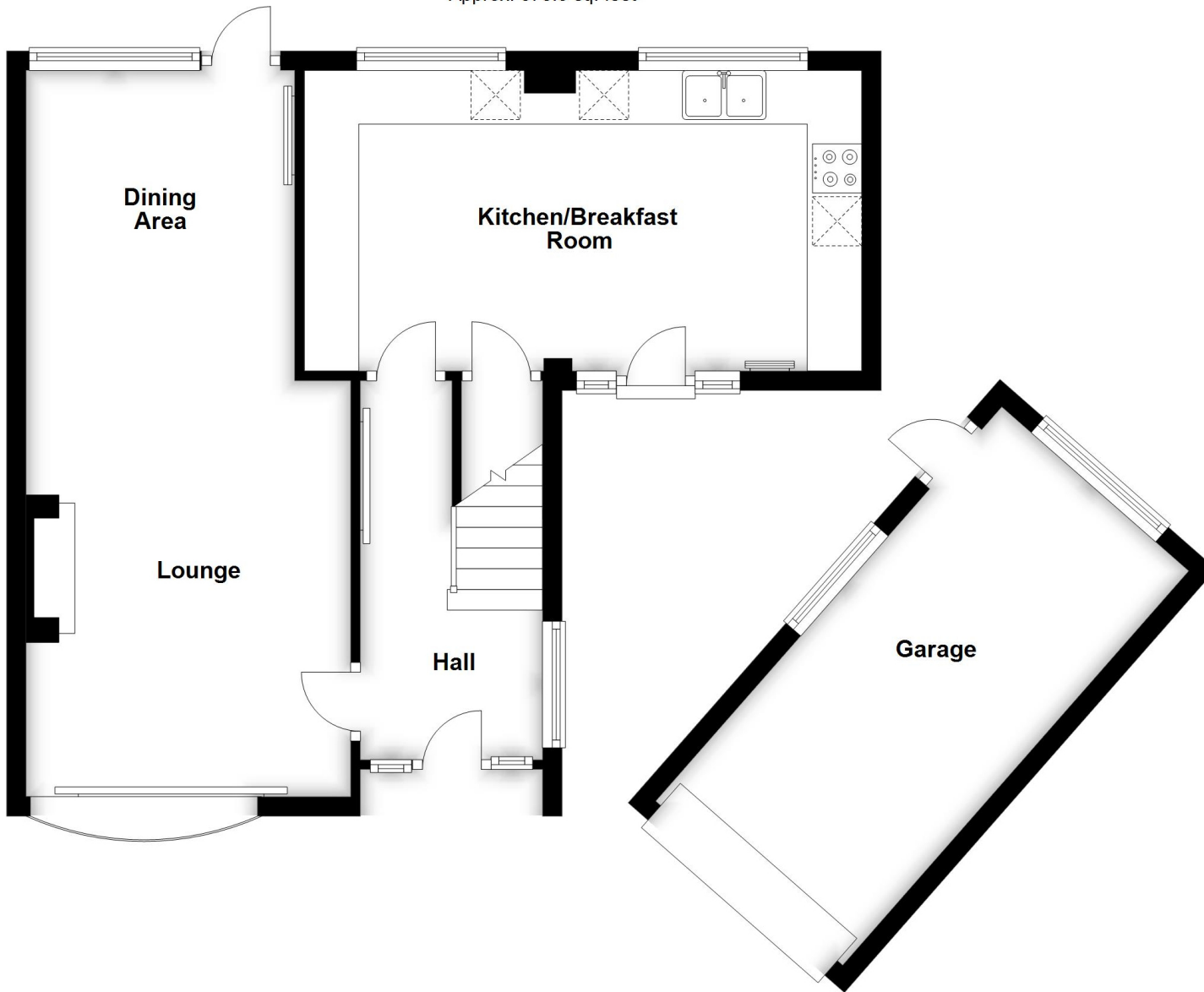
The garage has a galvanised up and over door to front and windows to side and rear.

REAR AND SIDE GARDENS

The property occupies a substantial plot (refer to plot plan) and has a covered pergola/gazebo with climbing plants to the immediate rear of the garage providing a shady seating area. The remainder of the garden is laid to two good sized lawn spaces with fencing to the boundaries, aluminium/glazed greenhouse and patio space running across the immediate rear with outside water tap.

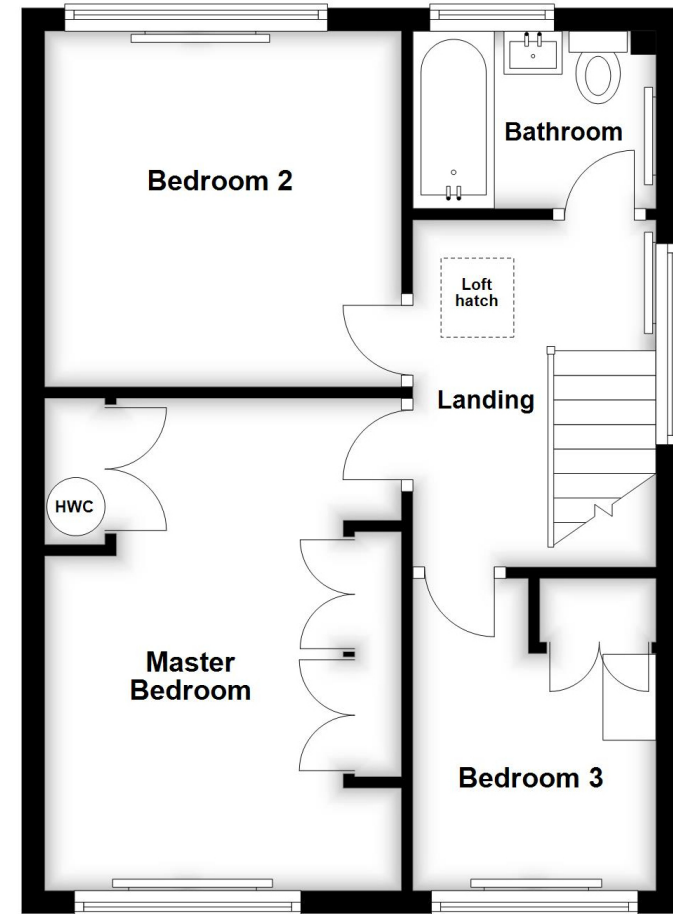
Ground Floor

Approx. 673.0 sq. feet



First Floor

Approx. 421.4 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

