



35 Outwoods Road

, Loughborough, , LE11 3LX

£650,000

- FIVE DOUBLE BEDROOMS
- TWO EN SUITE
- STUNNING LIVING/DINING/KITCHEN
- CONSERVATORY
- SITTING ROOM
- SECOND RECEPTION ROOM/BEDROOM SIX
- DOWNSTAIRS WC
- DOWNSTAIRS SHOWER ROOM



This FABULOUS and EXTREMELY SPACIOUS HOME in a MUCH SOUGHT AFTER 'FOREST SIDE' LOCATION makes the perfect choice for those seeking a large family home or looking to accommodate an elderly/disabled relative. To the ground floor the entrance hall gives way to a light and airy SITTING ROOM, SUPERB LIVING/DINING/KITCHEN, open to the CONSERVATORY, generous UTILITY ROOM, WC and further reception room with adjoining WET ROOM, currently used as a home gym, but lending itself beautifully to a DOWNSTAIRS BED/SITTING ROOM. Upstairs provides FIVE DOUBLE BEDROOMS, two having ENSUITE FACILITIES, with a generous family bathroom completing the internal picture. Outside, the DRIVEWAY provides off road parking and leads to the INTEGRAL GARAGE, with established gardens to three sides complimenting this stylish home extended

and updated with CONTEMPORARY FAMILY LIVING in mind.

LOBBY

Front door into lobby which is open to entrance hall.

ENTRANCE HALL

Stairs off to first floor doors to sitting room, downstairs w.c and Living/kitchen/diner.

SITTING ROOM

16' 7" x 16' 7" (5.05m x 5.05m) PVCu double glazed bow windows to the front and side elevations, radiator and fireplace with multi fuel stove.

LIVING/KITCHEN/DINER

23' 7 (MAX)" x 12' 00 (MAX)" (7.19m x 3.66m) Fitted with a modern range of wall, base and drawer units with solid wood worktops, sink drainer, double eye level electric ovens, built in electric hob with extractor

over, space for American style fridge/freezer, under counter space and plumbing for dishwasher, under counter space for wine fridge, two radiators, PVCu double glazed windows to rear and side elevations, door to utility room and opening to conservatory.

CONSERVATORY

10' 8" x 9' 00" (3.25m x 2.74m) Of brick and PVCu double glazed construction with spotlights throughout and open to the kitchen/living/diner.

UTILITY ROOM

10' 7" x 7' 0" (3.23m x 2.13m) Fitted with base units with solid wooden work surfaces, stainless steel sink drainer, under-counter space and plumbing for washing machine, under counter space for tumble dryer, chrome ladder style radiator, PVCu double glazed French doors to rear elevation and opening to reception room.

W.C

Fitted with a two piece suite comprising back to wall w.c and wash hand basin with storage below. PVCu double glazed window to the side elevation and chrome ladder style radiator.

RECEPTION ROOM

17' 5" x 10' 5" (5.31m x 3.18m) PVCu double glazed bow window to the front elevation, radiator, spotlights throughout and doors to integral garage and wet room.

WET ROOM

Fully tiled throughout and fitted with a three piece suite comprising, back to wall w.c, wash hand basin, shower and chrome ladder style radiator.

LANDING

Access to the loft, PVCu double glazed window to the side elevation, doors to all five bedrooms and family

bathroom.

BEDROOM ONE

16' 8" x 12' 00" (5.08m x 3.66m) PVCu double glazed windows to the front and side elevations, radiator, spotlights throughout and door to en-suite.

EN SUITE

Fully tiled throughout fitted with a three piece suite comprising close coupled w.c, wash hand basin with storage below, shower and chrome ladder style radiator.

BEDROOM TWO

12' 00" x 11' 00" (3.66m x 3.35m) PVCu double glazed window to the rear elevation and radiator.

BEDROOM THREE

12' 7" x 12' 00" (3.84m x 3.66m) PVCu double glazed window to the rear elevation and radiator.

BEDROOM FOUR

10' 8" x 10' 5" (3.25m x 3.18m) PVCu double glazed window to the rear elevation and radiator.

BEDROOM FIVE

13' 10" x 10' 5" (4.22m x 3.18m) PVCu double glazed window to the front elevation, radiator and door to en-suite.

EN SUITE

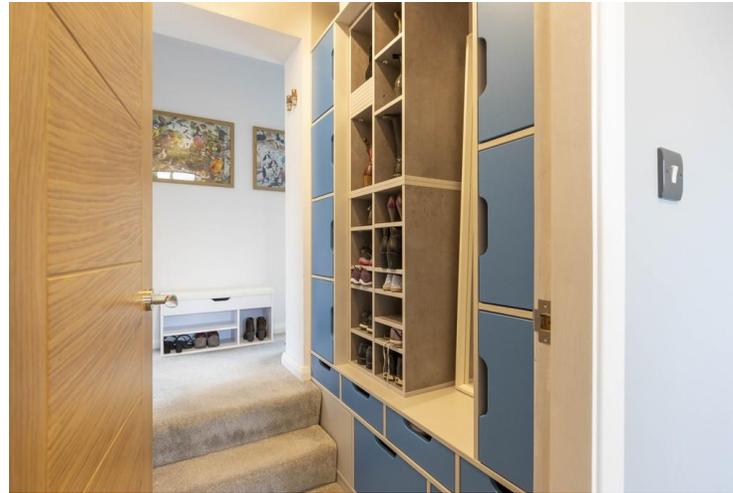
Fully tiled throughout fitted with a three piece suite comprising back to wall w.c, wash hand basin, shower and chrome ladder style radiator.

BATHROOM

10' 0" x 8' 2" (3.05m x 2.49m) Fitted with a four piece suite comprising close coupled w.c, corner bath, wash hand basin with storage below, shower and ladder style radiator.







GARAGE

Up and over door into garage area.

OUTSIDE

To the front and side of the property is an extensive tarmac driveway providing off road parking and access to the garage. To the side of the property is additional garden and access to the rear. To the rear of the property is a good sized garden with lawned area, paved patio, pond and summerhouse. The garden is currently being re landscaped.

Viewing Arrangements

Please contact Clare, Ben or Katie to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

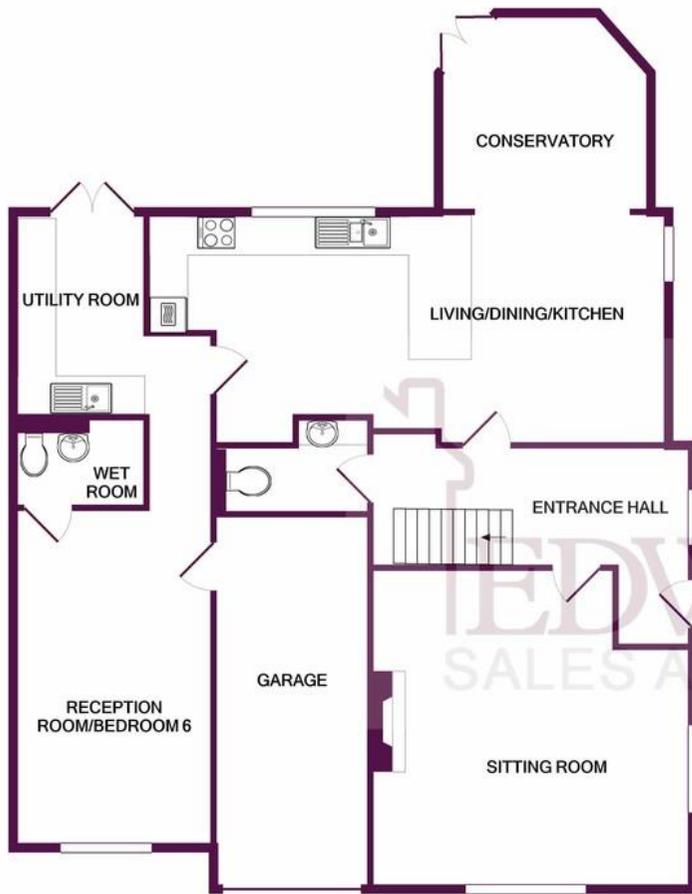
General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

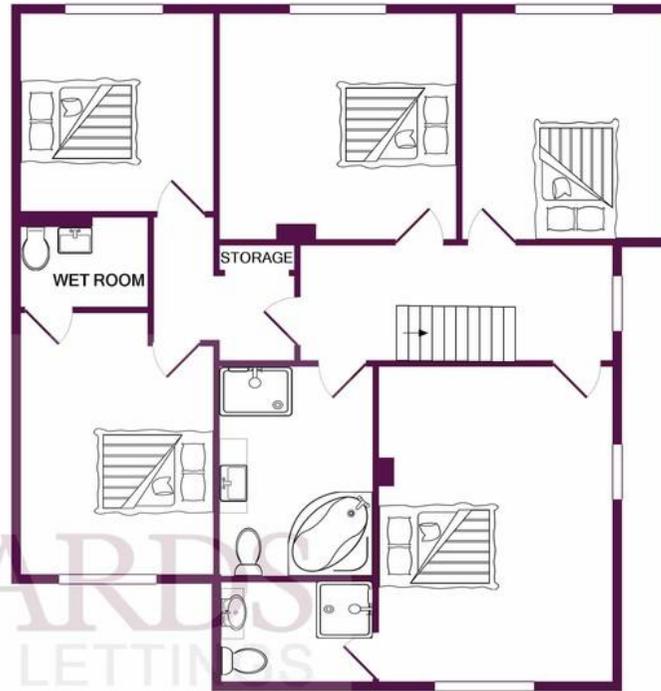
Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



GROUND FLOOR



1ST FLOOR

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Charnwood Borough Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

