



Outwoods Drive
Loughborough, LE11 3LT

Offers Over £300,000

Property Features

- THREE BEDROOMS
- HUGE BACK GARDEN
- FAMILY BATHROOM
- SNUG
- DOWNSTAIRS W.C.
- GARAGE
- LOUNGE WITH PATIO DOORS OUTSIDE TO BACK
- OFF-STREET PARKING
-
- SIZEABLE KITCHEN/DINER

Full Description

This property represents a superb opportunity that is RIPE FOR DEVELOPMENT and WOULD MAKE A SUBSTANTIAL FAMILY HOME on the HIGHLY DESIRABLE FOREST SIDE OF LOUGHBOROUGH. Requiring a LARGE SCHEME OF MODERNISATION, there are STAINED GLASS WINDOWS, a LARGE LOUNGE with PATIO DOORS leading outside to the HUGE BACK GARDEN, a SIZEABLE KITCHEN/DINER, a SITTING ROOM and DOWNSTAIRS W.C. Upstairs there are THREE BEDROOMS and a FAMILY BATHROOM. Outside to the front is OFF-STREET PARKING and a garden, plus a GARAGE. Book your viewing today as this won't be around for long!

ENTRANCE HALL

12' 3" x 6' 2" (3.73m x 1.88m)

Covered storm porch with wooden front door leading into entrance hall providing access to ground floor accommodation. Carpeted stairs and wooden banister to first floor, doors to kitchen/diner, living room, snug and downstairs WC. PVCu window to side access, stain glass feature window into kitchen/diner and radiator.

KITCHEN/DINER

27' 9" x 8' 11" (8.46m x 2.72m)

Large kitchen/diner providing ample space for dining table and living area too. Kitchen space fitted with a range of wall, base and drawer units, laminate work surfaces, vinyl flooring, stainless steel one and a half bowl sink and drainer, integrated double oven and fridge freezer, gas hob, under-counter washing machine, tiled splashback and door to side access of house. PVCu windows and velux windows to garden. Steps leading to dining area equipped with laminate wood flooring, radiator, door to living room and further PVCu window to side aspect of house.



LIVING ROOM

17' 2" x 13' 2" (5.23m x 4.01m)

Generously proportioned providing a great entertaining space with sliding patio door leading to back terrace. Cast iron feature fireplace with hearth, large radiator cover enclosing radiator, carpet, shelving, wall lights and wooden French doors leading to snug.



SNUG

11' 6" x 10' 2" (3.51m x 3.1m)

PVCu bay fronted window to front aspect. Chimney breast (currently boarded up) with fitted storage cupboards to either side. Picture rail, radiator, carpet and French doors to living room.



WC

4' 10" x 2' 6" (1.47m x 0.76m)

Close coupled W.C., pedestal wash hand basin, wood panelled walls, radiator,

LANDING

Access to all bedrooms and bathroom, carpet, large feature PVCu window to side access and dado rail. Large walk in cupboard providing useful storage space.

BEDROOM ONE

13' 1" x 11' 10" (3.99m x 3.61m)

PVCu double glazed window to back garden, carpet flooring, dado rail, radiator, full height mirror fronted fitted cupboards.



BEDROOM TWO

11' 6" x 10' 0" (3.51m x 3.05m)

PVCu double glazed window to front elevation, carpet flooring, radiator, built in wardrobes.

BEDROOM THREE

11' 10" x 5' 6" (3.61m x 1.68m)

PVCu double glazed window to side elevation, carpet flooring, radiator.



BATHROOM

14' 4" x 8' 7" (4.37m x 2.62m)

Very large bathroom fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin, bath with shower over, ladder style radiator, tiled splash back walls and vinyl flooring. Storage cupboards and PVCu windows to back garden.

GARAGE

23' 5" x 9' 6" (7.14m x 2.9m)

Double length garage with up and over door, strip lighting, power points and side door access to side passage.

OUTSIDE

The front of the property is block paved allowing ample off street parking and access to both the garage and door to the side passage that provides storage for refuse bins, running between the house and garage and leading to the back garden. The back garden has a terrace leading from the house allowing space for seating and barbecues and overlooking terraced areas of garden gently descending from the house. Well planted borders with mature plants, shrubs and trees, all enclosed by hedges providing secure and private garden.



GENERAL NOTES

Viewing Arrangements:

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

Internal photographs:

It should not be assumed that items shown in our photographs are included in the let 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.

