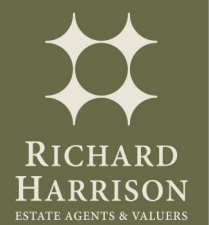




Outwoods Road | | Loughborough | LE11 3LX

Asking price £695,000



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Occupying an exceptional corner plot position, within this premier Forest Side address, this substantial detached family home is beautifully presented throughout offering flexible and versatile living accommodation. With 5 bedrooms and 3 bath/shower rooms to the first floor, whilst the ground floor offers a large lounge, open plan living/dining kitchen and Conservatory, with a large utility room and family room/bed 6 with its own ensuite, providing an exceptional opportunity for dependent relatives or guests. The well maintained landscaped rear garden provides ample family entertaining space, along with garage and off road parking to the front. All set within this superb location a short walking distance to numerous shops, schools and amenities, along with picturesque walks across countryside to The Outwoods.

- Exceptional Detached Home
- Sought After Premier Address
- Substantially Extended
- Ground Floor Bed 6 & En-Suite
- Open Plan Living/Dining Kitchen
- Superb Corner Plot Position
- Forest Side Location
- 5 Double Beds & 3 Bath/Shwr
- Lounge and Conservatory
- Large Lounge



"Occupying a premier location"



Entrance Hall

A spacious entrance hall with composite front door, window, tiled flooring and wall mounted heated towel rail with decorative timber frame staircase to the first floor with cleverly matching replacement internal Oak doors.

W/c

Fitted with a stylish two piece suite comprising low level flush w/c and wash hand basin.

Lounge

A substantial lounge with windows to the front and side elevations, Oak flooring and a feature fireplace with inset log burner, along with tiled hearth and surround.

Living/Dining Kitchen

A magnificent open plan family living and entertaining space, with tiled flooring throughout the living/dining area leading into a Conservatory with apex roof incorporating recessed ceiling spotlights and French doors into the garden. The working area of the kitchen has an ample range of modern white gloss laminate wall and base mounted units with space for appliances, solid 1 and 1/2 bowl sink with extendable hot and cold mixer tap above. Heated towel rail and window to the rear, Electric double oven and hob with extractor above.

Utility Room

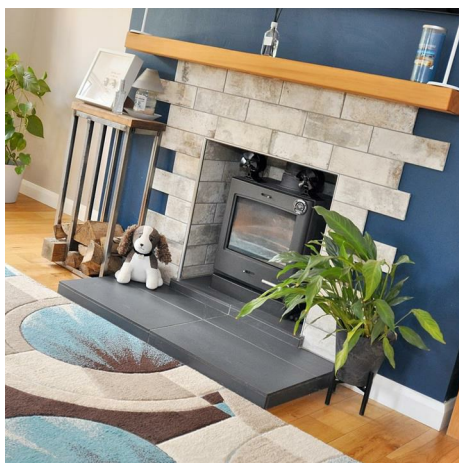
A feature oversized utility room with a vast array of wall and base mounted storage units with stainless steel sink unit and drainer with extendable mixer tap above, solid timber working top, space for appliances, heated towel rail, French doors to the rear leading into the garden and tiled flooring.

Family Room/Bed 6

A flexible and versatile room with laminate flooring, recessed ceiling spotlights, window to the front, internal door to the garage and access to en-suite. This room can be used as a spacious family playroom or alternatively as a ground floor bedroom with its own en-suite for a dependent relative or guest.

En-Suite

Fitted with a luxury suite comprising low level push button flush w/c, wash hand basin, fully tiled walls and floor, heated towel rail and wet room style walk in shower area.



Garage

An integral single garage providing storage space and having the wall mounted gas central heating boiler, hot water cylinder, power and lighting.

First Floor Landing

Featuring an attractive original timber framed decorative handrail staircase with loft access including pull down ladder, boarding and light.

Bedroom 1

A particularly spacious and impressive master bedroom suite with ample space for bed and bedroom furniture, featuring windows to the front and side elevations and fitted wardrobes.

En-Suite

Fitted with a luxury three piece suite comprising low level push button flush w/c, vanity wash hand basin and wet room style walk in shower cubicle with fully tiled walls and floor and a wall mounted mixer shower.

Bedroom 2

A spacious double bedroom with window to the front.

En-Suite

Fitted with a luxury suite comprising low level push button flush w/c, wash hand basin, fully tiled walls and floor, heated towel rail and wet room style walk in shower area.

Bedroom 3

A spacious room with window to the rear, wood laminate flooring and ample space for bed and bedroom furniture.

Bedroom 4

A lovely room with window to the front and rear elevations.

Bedroom 5

A double bedroom with window to the rear.

Bathroom

A luxury family bathroom featuring a low level flush w/c, wash hand basin, corner panelled bath, large double walk in shower cubicle in a wet room style, with wall mounted mixer shower, tiled flooring and tiled walls.

Outside

This attractive property sits in an exceptional position upon a large corner plot with hard standing driveway for a number of vehicles to the front. A pathway at the side leads to the front door, there is an additional double gated entrance directly from Hill Top Road into the rear garden. The rear garden has been perfectly landscaped to provide exceptional family living and entertaining space, incorporating a recently laid terrace with steps leading down to a lawn, planted borders and water feature.

The Area

The property is situated on the Forest Side of Loughborough, considered by many to be preferential due to its close proximity to numerous amenities such as the town centre, Loughborough University Campus and schools. The town centre offers an abundance of national chain and independent shops, the Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins. Nearby schools are Woodbrook Vale secondary school, Outwoods Edge and also Mountfields Lodge primary schools.

Extra Information

To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

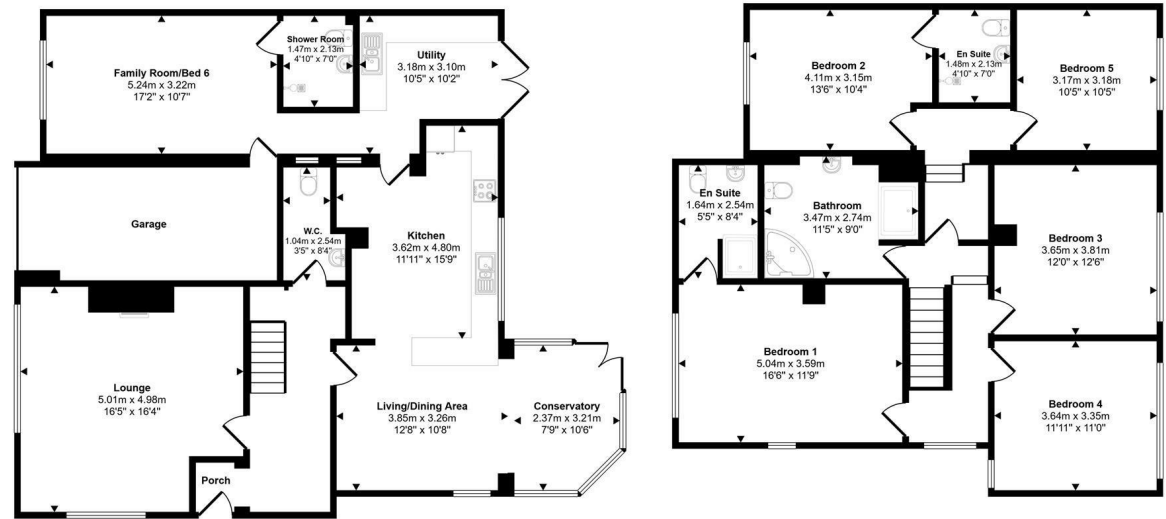


*"Substantial,
flexible
accommodator*





Approx Gross Internal Area
226 sq m / 2429 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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