



Valley Road | Loughborough | LE11 3QA

Asking price £350,000



**RICHARD
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ESTATE AGENTS & VALUERS

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Situated in an elevated position on the much sought after Forest Side of Loughborough, this interesting split level property offers 4 bedrooms, large lounge/dining room and a kitchen. There is off road parking, garage and a tiered garden to the rear. The property would ideally suit those looking to downsize or families wishing to be well situated for Mountfields Lodge, Outwoods Edge and Holywell Primary Schools, along with Woodbrook Vale Secondary School. An internal inspection is essential to appreciate the deceptive and flexible living space on offer. No Upward Chain.

Substantial Detached
Property

Much Sought After Area

Close to Local Amenities

Modern Bathroom

Garage and Driveway

Forest Side Location

Split Level Accommodation

Four Bedrooms

Fitted Kitchen

Garden to the Rear

Entrance Hall

A spacious entrance hall with double door cloak cupboard, steps to the bedroom area and access to -

W/c

Fitted with a low level flush w/c and wash hand basin.

Lounge/Dining Room

A large room with ample space for furniture and having a large window to the front elevation.



*"Situated on
the Forest
Side"*



Kitchen

Fitted with a modern range of wall and base mounted units, finished in a high gloss white laminate frontage with laminate worktops. There is a built in electric oven, gas hob and space for washing machine and fridge freezer, there is a window to the front and a door to the side.

Bedroom 4

A double bedroom with window to the side.

Upper Landing Area

Rising from a few steps from the hallway, the upper landing gives access to three further bedrooms and bathroom.

Bedroom 1

A large double bedroom with window to the side.

Bedroom 2

A spacious double bedroom with window to the rear.

Bedroom 3

A double bedroom with sliding patio door to the garden, this room could also be used as a secondary sitting/dining room.

Bathroom

Fitted with a modern white suite comprising shower cubicle, low level flush w/c and a vanity wash hand basin.

Outside

Having a good frontage with lawn, driveway and single garage. The rear garden is tiered, with areas of planting and patio, with a summer house and far reaching views. There is an undercroft for storage which houses the gas central heating boiler.

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

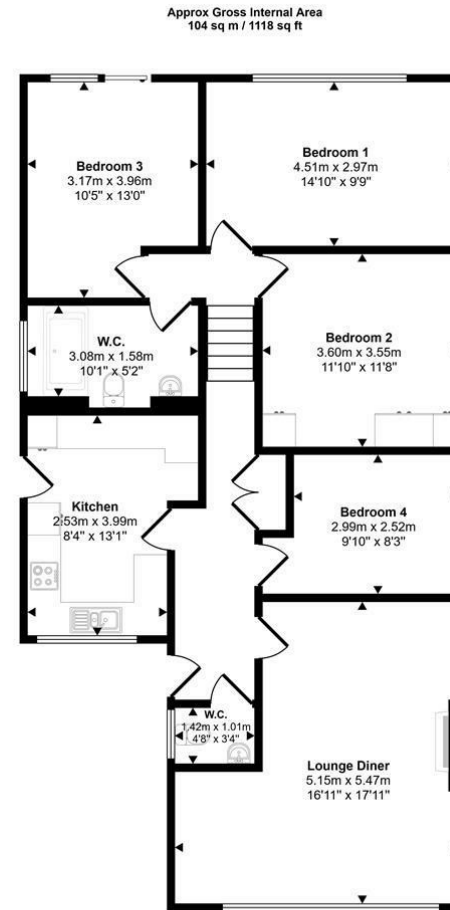
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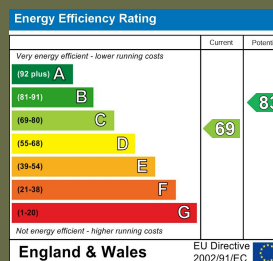
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risk.service.gov.uk/postcode](https://check-long-term-flood-risk.service.gov.uk/postcode)

*"No Upward
Chain"*



Floorplan

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 Made Snappy 360.



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