



Moat Road | Loughborough | LE11 3PN

Guide price £300,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Set on the Forest Side, across the road from the stunning countryside scenery of Pignut Spinney, this spacious four bedroom family home offers a great deal of extended, flexible living accommodation. The property is offered with no upward chain and benefits from being situated in a much sought after road where properties seldom come to market. There are a range of popular schools, shops and amenities nearby, with the house itself having GCH and Upvc DG. There is a hallway, lounge, dining room, large dining kitchen, utility room and a shower room. The first floor offers four bedrooms and bathroom. Outside there is an extensive driveway, garage/store and an enclosed courtyard garden to the rear.

Forest Side	Sought After Address
Countryside Views	Rare Opportunity
Large Family Home	Four Bedrooms
Two Bath/Shower Rooms	Two Reception Rooms
Breakfast Kitchen	No Upward Chain

Entrance Hall

Featuring spot lights, wood laminate flooring and stairs to first floor.

Lounge

A large lounge with a lovely view from the front window, there is a rear window and wood laminate flooring.

Dining Room

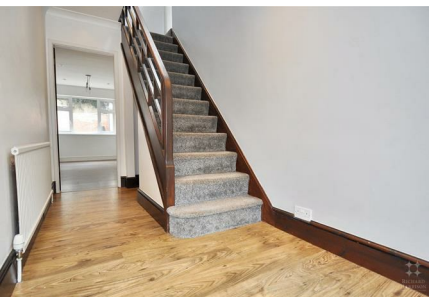
With window to the rear and wood laminate flooring.

Breakfast Kitchen

A large room with an ample range of storage units, window to the side and door to the rear.



*"Stunning
Countryside
Views"*



Utility Room

With plumbing for appliances and access to -

Shower Room

Featuring a shower cubicle, wash hand basin and w/c, there is a door to the garden.

First Floor Landing

With window to the side and access to -

Bedroom 1

A spacious double bedroom with a window to the front affording spectacular views across to Pignut Spinney.

Bedroom 2

With fitted bedroom furniture and windows to front and rear.

Bedroom 3

A double bedroom with window to the rear.

Bedroom 4

With fitted bedroom furniture and window to the rear.

Bathroom

With bath, wash hand basin and w/c, window to the side.

Outside

The property has a block paved driveway and garage/store. The rear of the property has a small enclosed courtyard garden.

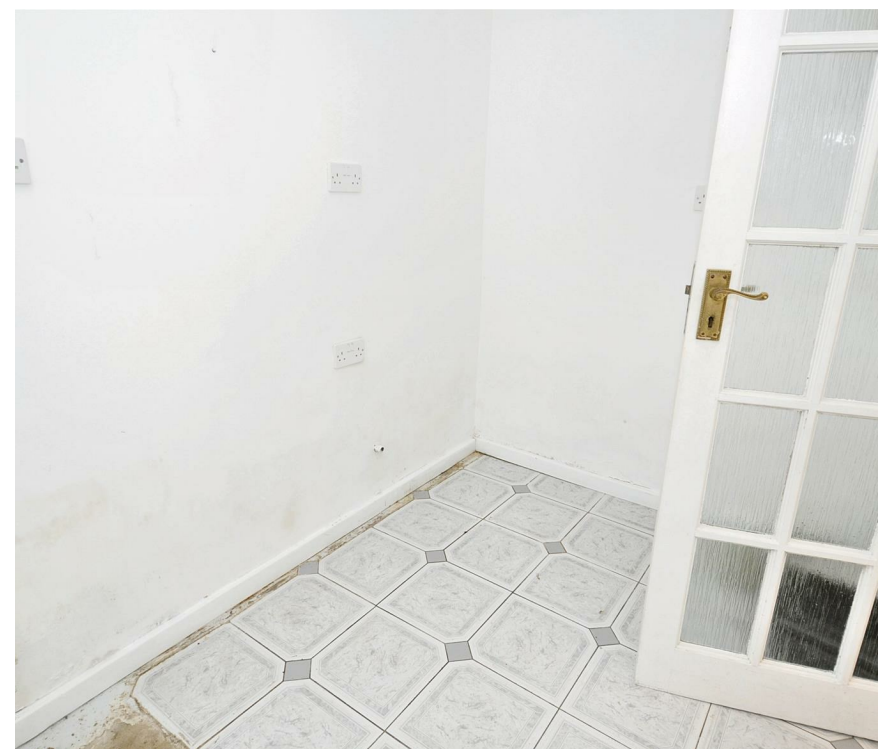
The Area

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

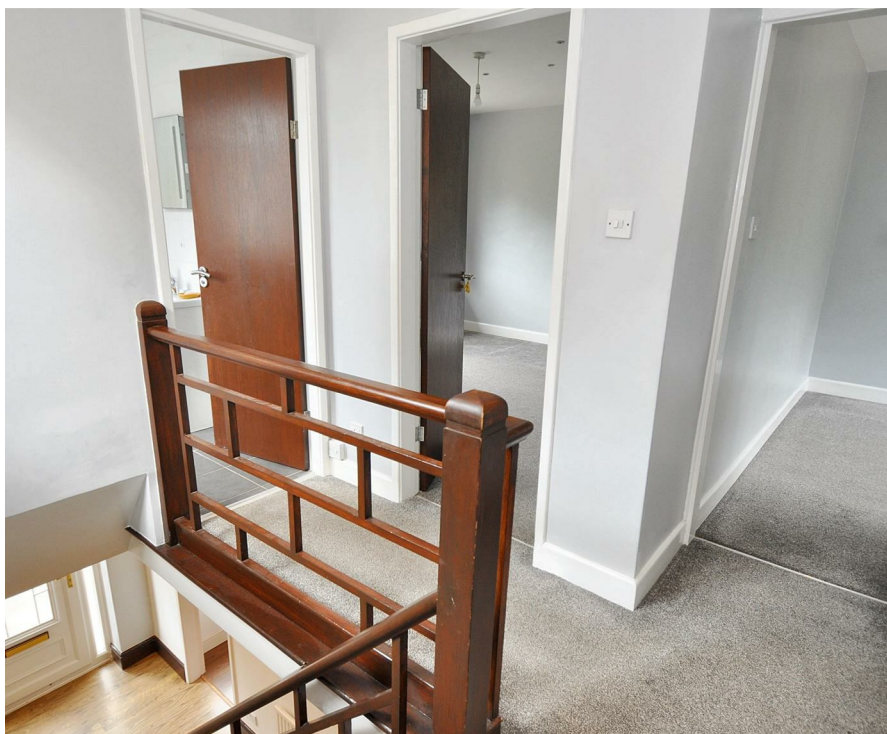
To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage

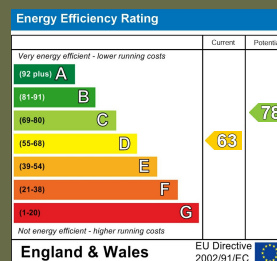
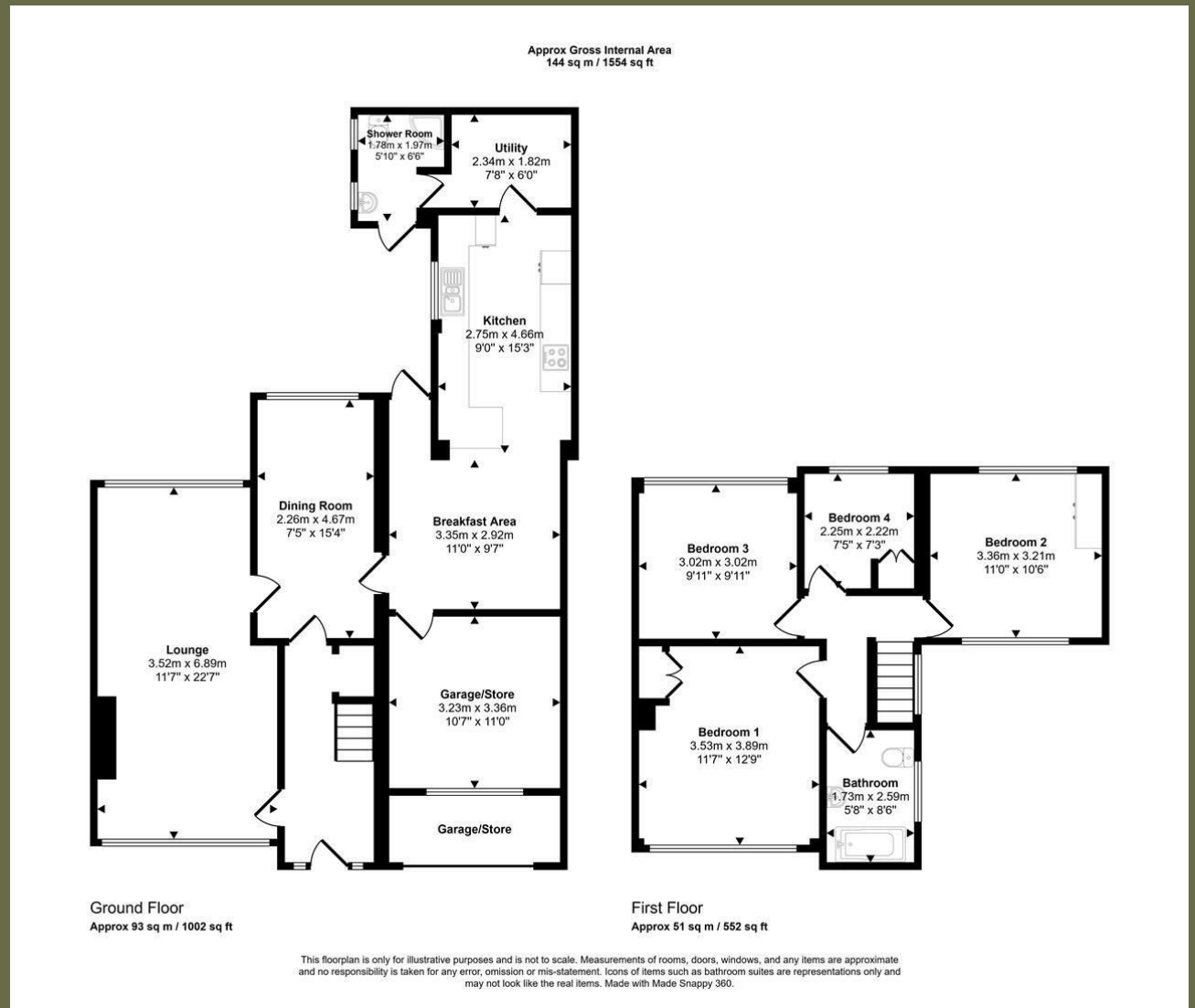
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>





*"Sought after
Forest Side
address"*





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