



Outwoods Drive | Loughborough | LE11 3LS
Asking price £535,000

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Situated on the Forest Side, A truly magnificent and quite rare property to come to the market, boasting a vast array of original early Art Deco character features sympathetically complemented by an upgraded interior. This spacious 1923 built home occupies a substantial and most impressive garden plot, with accommodation ideal for family living, with a large tiled hallway, two principal reception rooms, a large open plan dining kitchen with island unit, walk-in pantry and oversize utility room. The first floor offers 4 double bedrooms, with luxury en-suite and family bathroom. There are numerous schools, shops and amenities nearby, including the University Campus.

Exceptional Character Home

1923 Art Deco Features

A Rare Opportunity

Luxury En-Suite and Bathroom

Large Dining Kitchen

Sought After Forest Side Location

Large Mature Garden

Four Double Bedrooms

Two Reception Rooms

Utility & Garage

Entrance Hall

A magnificent entrance hall, with original quarry tiled flooring and decorative carved staircase rising to a large first floor landing. There are stained glass features to the front of the property.

Lounge

A lovely room with French Doors overlooking the beautiful garden, there is a feature log burner and picture rail.

Dining Room

Currently used as a family room and offering a vast array of potential uses, this large room enjoys a view over the front garden.

Dining Kitchen

A spacious kitchen with a vast array of bespoke fitted units, finished in a contrasting cream painted finish and Burr Walnut style, with granite worktops and a central island unit. There is an ample dining area enjoying window to the side and access to a walk-in pantry.



"A Stunning Art Deco Property"



Rear Hallway

With door to the garage and access to utility and w/c.

W/c

With a low level flush w/c.

Utility

An oversize utility room with an ample range of units, window to the side and a door to the rear.

Garage

A substantial garage with up and over door to the front, power and lighting.

First Floor Landing

Featuring a large galleried landing with access to all rooms.

Bedroom 1

A stylishly presented room with a wonderful view over the rear garden.

En-Suite

A luxury three piece fitted en-suite with low level push button flush w/c, wash hand basin and shower cubicle.

Bedroom 2

A large bedroom with window to the rear.

Bedroom 3

A large room with window to the front.

Bedroom 4

Currently used as an office space and with ample room for a bed, with a window to the front.

Bathroom

Featuring a luxury modern fitted bathroom suite comprising low level flush w/c, wash hand basin and bath with shower over, window to the rear.

Outside

Occupying a prominent position with a large garden, the frontage has a beautifully planted array of shrubs, with a driveway to the side reaching the garage. The rear garden is vast, with a multitude of mature shrubs, plants and trees, lawn and patio.

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 Mounts Lodge primary schools. At the bottom of Beacon Road, the Loughborough Schools Foundation (formerly the Endowed Schools) collection of schools is situated, for those seeking private education.

Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.

- Services & Appliances – These have not been tested; buyers should

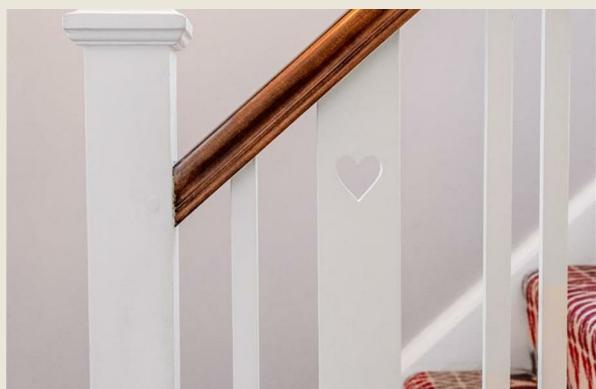


commission their own surveys or reports.

- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - 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>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



*"Character
Blended with
Modern
Convenience"*



Approx Gross Internal Area
166 sq m / 1786 sq ft

Ground Floor
Approx 97 sq m / 1040 sq ft

First Floor
Approx 69 sq m / 746 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 [Mode Snappy 3D](#).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	71
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	57
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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