



Outwoods Avenue | | Loughborough | LE11 3LP

Asking price £379,950



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A beautifully presented traditional bay fronted home, occupying a tucked away position in this highly desirable Forest Side Location. Featuring various improvements, upgrades and an impressive extension, this ideal family home is ready to move into and is set within walking distance to local schools and amenities. The accommodation comprises, hallway, lounge with log burner, extended kitchen with a range of modern units and appliances, large utility room and w/c, dining room and a superb garden room extension with doors to the rear garden, where there is a lawn, shed and covered timber pergola ideal for entertaining. The first floor has three bedrooms and a stylish modern bathroom.

Attractive Semi-Detached Home

Character Features

Superb Extension to the Rear

Extended Kitchen and Utility

Three Bedrooms

Sought After Forest Side Location

Upgraded and Modernised

Lounge with Bay Window

Dining Room with Log Burner

Luxury Modern Bathroom

#### Entrance Hall

An impressive entrance hall with original quarry tiled flooring and a feature carved timber spindle and banister staircase rising to the first floor.

#### Lounge

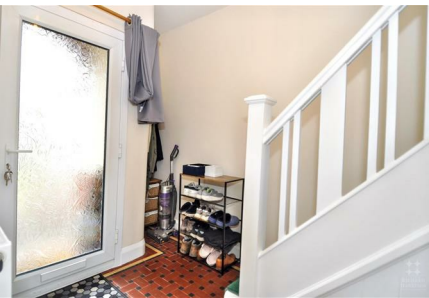
A spacious room with bay window to the front elevation and a feature wall mounted electric fireplace.

#### Kitchen

Fitted with a range of modern wall and base mounted units, complemented by a slim profile worktop, integrated electric oven, gas hob and extractor. There is a sink basin and mixer tap above and space for a freestanding fridge/freezer. A window to the rear overlooks the garden, whilst skylight windows to the side of the kitchen within a mono pitch roof allows additional daylight into the space.



## "Sought After Forest Side Location"



### Dining Room

A spacious dining room open plan to the kitchen and family room, making this a standout feature of this lovely property. The versatility and flexible nature of this space makes it ideal for entertaining and everyday family living. There is a feature log burner in the dining room, further contributing to the traditional character feel of this property.

### Family Room

This superb room is a sympathetic and yet stylish addition to the property, with high quality timber framed double glazed windows and bi-folding doors to the garden.

### Utility

With a range of storage units and space for a washing machine.

### W/c

A two piece suite with a low level flush and a wash hand basin unit, within vanity storage.

### First Floor Landing

Gives access to -

### Bedroom 1

A spacious double bedroom with contemporary mirror fronted sliding door wardrobes, and a window to the rear elevation.

### Bedroom 2

A well proportioned room with modern fitted sliding door wardrobe and a window to the front elevation.

### Bedroom 3

With window to the front elevation.

### Bathroom

A stunning modern three piece suite, finished in stylish modern colour tones with vanity storage, with a wash hand basin, low level flush W/c and a bath with a shower over. There is a window to the rear elevation.

### Outside

The property has an attractive front garden with privet hedge, lawn and driveway. The rear garden is private with areas of raised patio, lawn and a wonderful covered pergola ideal for entertaining, with lighting features and stone patio flooring. there is also a shed.

### 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. 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



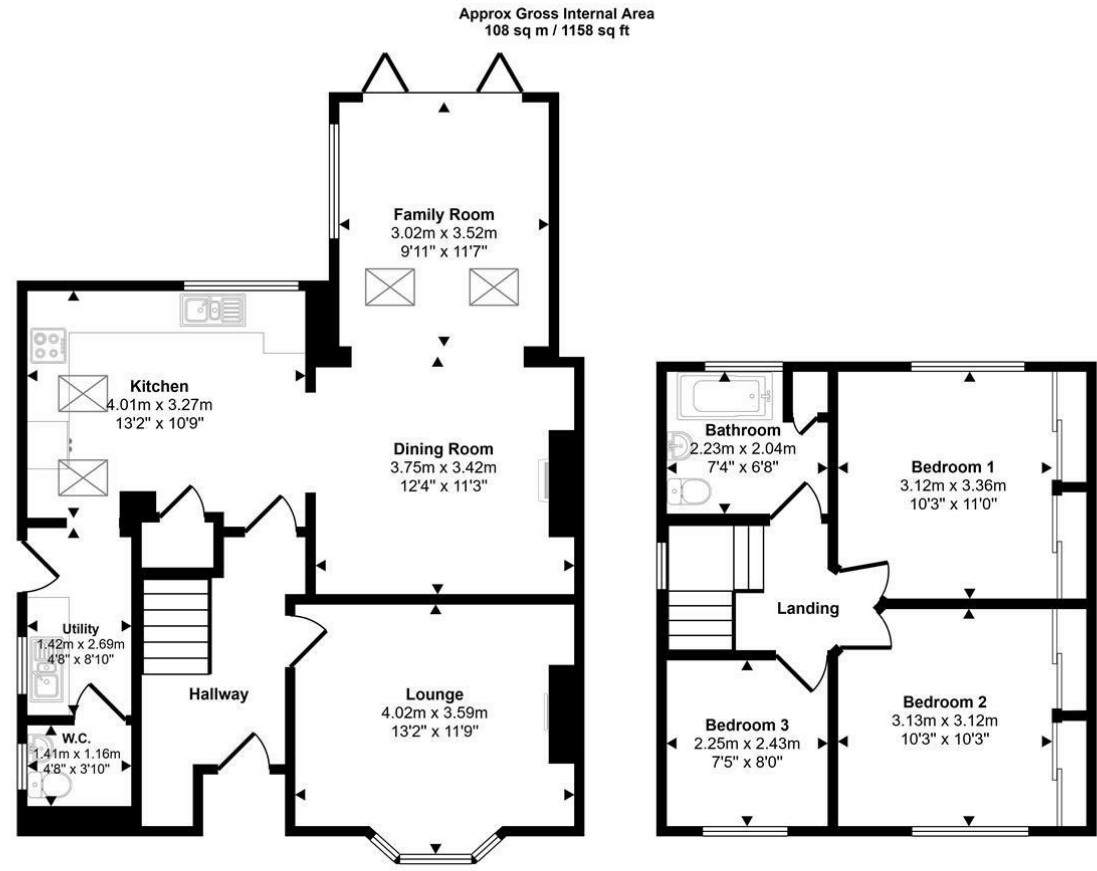
guidance only and should not be relied upon as statements of fact.

- 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](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.



*"A Stylish and Well Presented Home"*





**Ground Floor**  
Approx 68 sq m / 730 sq ft

**First Floor**  
Approx 40 sq m / 428 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 Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(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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