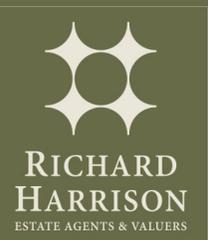




Fairmeadows Way | Loughborough | LE11 2QT

Offers over £325,000



Fairmeadows Way |
Loughborough | LE11 2QT
Offers over £325,000

**** OPEN DAY - CALL TO BOOK YOUR TIMESLOT ****
**** SATURDAY 31ST JANUARY 11AM - 1PM ****

An outstanding opportunity to purchase this family home which would benefit from some modernisation, Set in a lovely position opposite a green space, this 4 bed detached home is an ideal family property located in this highly popular area close to Woodbrook Secondary School and Outwoods Edge Primary School. The accommodation comprises hallway, w/c, lounge, dining room, kitchen and utility room. The first floor landing gives way to 4 bedrooms, en-suite and family bathroom. Outside is parking for two cars, garage and gardens front and rear.

Offering Outstanding Value
For Money

Detached Family Home

In Need of Modernisation

Family Bathroom and En-Suite

Breakfast Kitchen & Utility
Room

A Fantastic Opportunity

Sought After Location

Four Bedrooms

Two Reception Rooms

Garage & Driveway

Entrance Hallway

With door to the front, understairs cupboard and staircase to the first floor.

W/c

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

Lounge

A spacious lounge with a window to the side and a bay window to the front overlooking the green area.



"Set in a
Delightful
Position"



Dining Room

With doors to the garden. This room would be ideal to knock into the kitchen to make a large dining kitchen (subject to building regs etc)

Breakfast Kitchen

A good sized kitchen with an ample range of wall and base mounted units.

Utility Room

With a range of units, door to the side.

First Floor Landing

With a galleried landing offering access to all rooms.

Bedroom 1

With window to the front and fitted wardrobes.

En-Suite

With shower, wash hand basin and w/c.

Bedroom 2

With window to the rear.

Bedroom 3

With window to the rear

Bedroom 4

With window to the front.

Bathroom

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

Garage

With up and over door to the front and a pedestrian door to the rear.

Outside

The property sits on a good plot, with gardens front and rear, driveway and further potential.

The Area

Within 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.

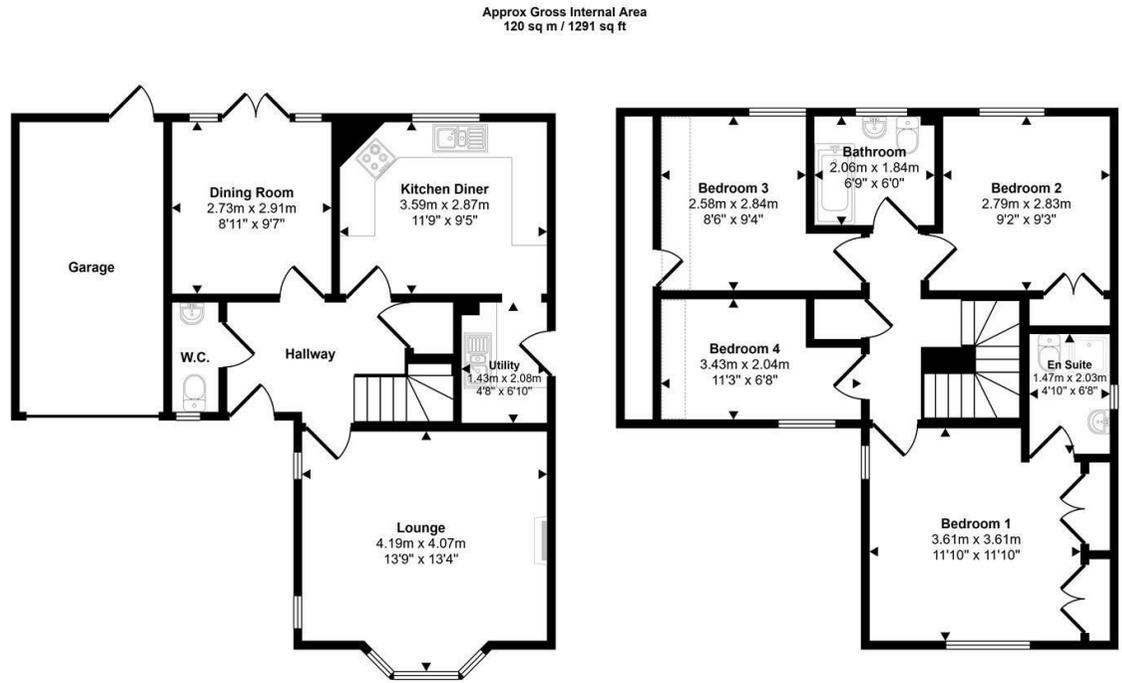
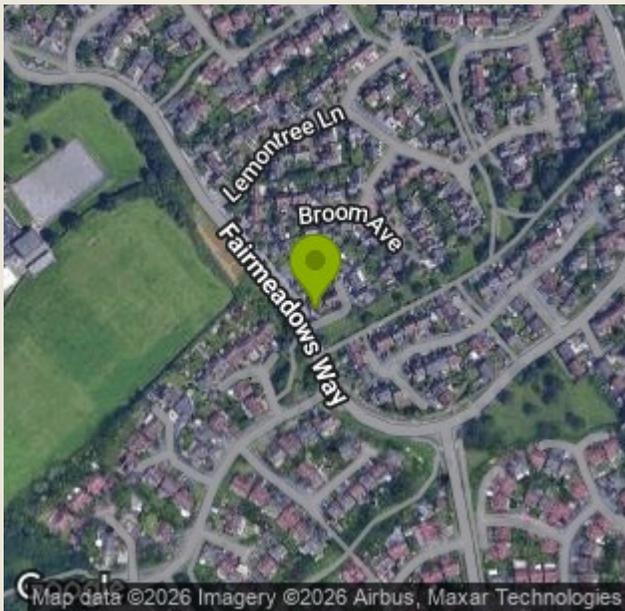
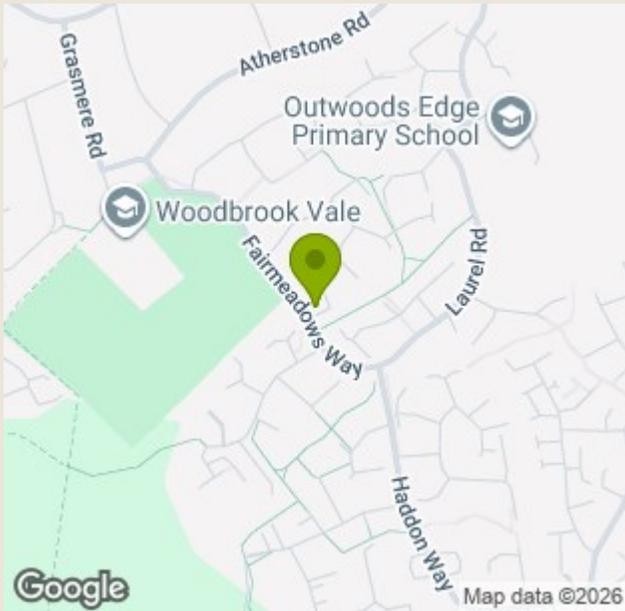
Extra Information



- 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.



"A Popular Location"



Approx Gross Internal Area
120 sq m / 1291 sq ft

Ground Floor
Approx 62 sq m / 667 sq ft

First Floor
Approx 58 sq m / 624 sq ft

Denotes head height below 1.5m

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			
(55-68) D		55	71
(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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