

Valley Road | | Loughborough | LE11 3PY

Asking price £479,950

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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A stylish and substantial family home on the Forest Side, offering practical and impressive accommodation over two floors with high quality replacement casement double glazed windows and gas central heating. The outstanding feature of this home is the huge open plan living/dining kitchen making an ideal social everyday space for family living and entertaining. Rarely do family homes come to the market with an abundance of space and well presented in a contemporary style. This magnificent home demands viewing to appreciate and offers entrance porch and hall, snug/study, open plan living/dining kitchen, utility and conservatory. The first floor offers 4 large bedrooms, with a family bathroom and en-suite. Outside, the property sits in a prominent corner plot, giving ample space for off road parking, access to storage garage and with a lovely mature tiered garden to the rear, with a large patio, shed and lawn.

- Extended Detached Home
- Stylish Throughout
- Snug & Conservatory
- Four Bedrooms
- Substantial Corner Plot
- Forest Side Location
- Magnificent Open Plan Kitchen
- Utility Room & W/c
- Re-Fitted Bathroom & En-Suite
- An Ideal Family Home







"Situated on the Forest Side of Loughborough"











Entrance Hall
A larger than average entrance hall with white honeycomb tiles and a window the side.

W/c
A two piece suite comprising low level flush W/c and wash hand basin. There are white honeycomb tiles as well as storage space.

Snug
A flexible and versatile room with potential uses as a snug, family room or play room, or a study. There are windows to the front and side.

Living/Dining Kitchen
A magnificent feature room spanning the rear of the property, interlinking a living area, dining area and the working area of the kitchen. Featuring a bespoke kitchen with satin black cabinets, accompanied by tiled and timber worktop and a black undermount sink with contrasting pink feature mixer tap. There is a built in induction hob with extractor fan as well as built in fridge freezer and oven, peninsula breakfast bar with space for seating. There are also French Doors leading to the garden, skylight and windows to all sides.

Utility
A spacious room with white gloss and satin black base mounted units, worktops and door to the side.

Conservatory
A spacious room with a lovely view over the garden.

First Floor Landing
A split level landing, affording additional privacy between bedrooms.

Bedroom 1
A spacious room with high ceilings and a window to the side and rear.

En-Suite
A three piece suite comprising low level flush W/c, wash hand basin and walk in shower. There is also storage space for clothes.

Bedroom 2
A large room with a window to the front and rear, this is an ideal alternative master bedroom.

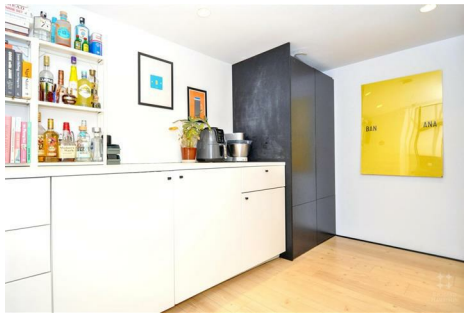












Bedroom 3
A double room with window to the front.

Bedroom 4
A good sized bedroom with a window to the rear.

Bathroom
A four piece suite with walk in shower, low level flush W/c, wash hand basin and bath. There is also a window to the rear.

Outside
The property sits in an elevated and prominent position on a corner plot, with an enclosed gated front garden, off road parking and access to a storage garage. The rear garden offers a lovely tiered arrangement with a large modern patio, shed, lawn and shrubbery.

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, Mountfields Lodge and Holywell 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.





"Offering a Stunning Living/Dining Kitchen"













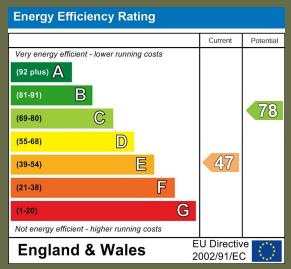
Approx Gross Internal Area
152 sq m / 1633 sq ft



Ground Floor
Approx 88 sq m / 952 sq ft

First Floor
Approx 63 sq m / 680 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.



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