



63 Valley Road, Loughborough

Leicestershire, LE11 3PX

MOORE
& YORK



Property at a glance:

- Forest side address
- Primary & secondary schools nearby
- Three double bedrooms
- Two large reception rooms
- Modern bathroom
- Re-fitted kitchen
- Garden room/outside office
- Multi-car driveway
- Large single garage
- Close to countryside walks and popular primary and secondary schools.

£315,000 Freehold



This well presented, three double bedrooomed, semi detached home is available with no upward chain and offers extremely spacious accommodation over two floors with a fantastic corner plot, excellent parking, garage, vegetable garden and garden room/outside office/entertaining area. The double glazed and centrally heating living spaces include a hall, lounge, family/dining room with kitchen off, bathroom, three bedrooms - two on the first floor and bathroom as well as good levels of storage and a large private garden with sunny south westerly aspect. Forest Side location close to local shopping and sought after primary and secondary schools.

LOUGHBOROUGH

Loughborough is a well served University & market town situated to the northern part of Leicestershire and offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest with it's golf clubs and equestrian facilities and the M1/M42 motorways.

The University itself is particularly renowned for sporting excellence ranked world no.1 for sports related subjects since 2017 and consistently ranks in the top ten in the uk having been named university of the year on two occasions.

The town also offers a fine range of amenities including excellent shopping, schooling for all ages, a wide variety of recreational amenities, a wealth of employers in diverse sectors and regular public transport services by both road and rail to Nottingham, Derby, Leicester, London and beyond.



EPC RATING

The property has an EPC rating of 'C' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

FRONTAGE, DRIVEWAY & GARAGE

The property enjoys a wide frontage with evergreen grasses and gravelling to the frontage and impressed concrete driveway and hedging to the right side providing plenty of parking and leading to the; Garage: 5.69m x 3.10m (18'8" x 10'2") with internal light, power and Upvc door and window opening to the rear garden.





HALL

3.36m x 1.95m (11' 0" x 6' 5" min) With terracotta tile floor and stairs to the first floor plus radiator, ceiling light point, cloaks cupboard and access to the lounge, family room, master bedroom and bathroom.

FAMILY/DINING ROOM

5.29m x 2.94m (17' 4" x 9' 8") A dual purpose room perfect for daytime living and visiting guests with a dual aspect and plenty of space for seating and dining as well as being semi-open plan to the kitchen which is adjacent. Upvc window to the front elevation and bi-fold doors to the garden, ceiling light point, radiator.

KITCHEN

3.01m x 2.65m (9' 11" x 8' 8" min) Re-fitted in contemporary style with plentiful storage, quality built in appliances including a Siemens induction hob, Neff oven and dishwasher and with space for upright fridge/freezer to recess and for washing machine. Ample worktop with upstands, one and a quarter bowl sink, radiator, ceiling down-lighting and Upvc window overlooking the garden.

LOUNGE

5.29m x 3.33m (17' 4" x 10' 11") With Upvc French door and side screens to the garden, a spacious room with chimney breast and feature fireplace with gas fire and raised mosaic hearth. Radiator, under-stairs storage and ceiling light point.

MASTER BEDROOM

4.03m x 3.32m (13' 3" max x 10' 11") With fitted wardrobes filling the entire far wall and providing lots of storage, this double room also offers a large Upvc window to the front elevation, ceiling light point and radiator.

BATHROOM

2.09m x 1.95m (6' 10" x 6' 5") A modern space having a three-piece suite including bath with screen and shower plus wash basin and WC set to a vanity unit with storage plus tiling throughout, ceiling lighting, towel radiator, tiled floor and Upvc window to the side elevation.

FIRST FLOOR LANDING

3.30m x 1.77m (10' 10" x 5' 10") With high level window to the front elevation, ceiling light point and access to bedrooms two and three.

BEDROOM TWO

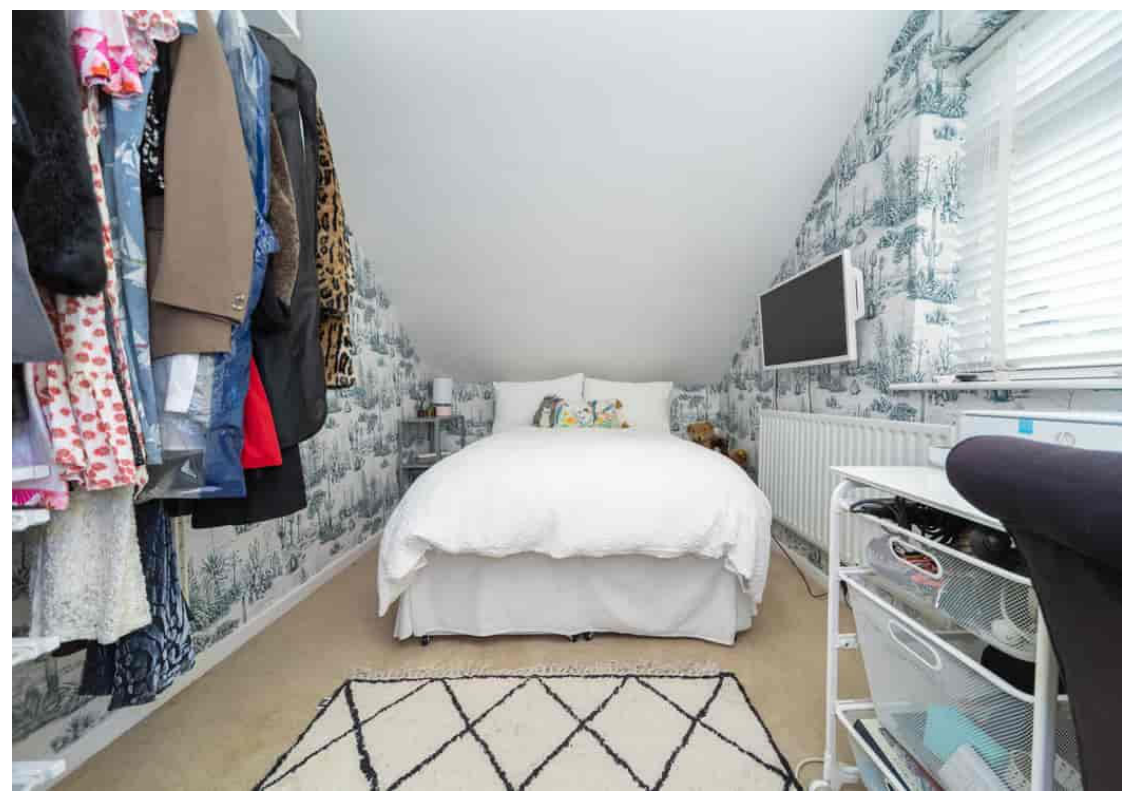
3.30m x 2.53m (10' 10" x 8' 4") Plus built in wardrobes into the rear bay and with Upvc window to almost full width, ceiling lighting, radiator and timber effect flooring.

BEDROOM THREE

4.89m x 2.45m (16' 1" x 8' 0") With Upvc window to the property's side elevation, ceiling lighting, radiator and low level access to full width eaves storage space.









GARDENS

The gardens are one of the property's most appealing features, being large but manageable and with three distinct areas. The rear, mainly lawned with borders and small trees plus access to the rear of the garage; the side with productive apple tree, storage shed, further bedding plants, small pond and space for the substantial GARDEN ROOM which offers internal (and covered external) entertaining or potential home office space. Finally, beyond the garden room - accessed via gate, is the vegetable plot.

COUNCIL TAX BAND

The property has a council tax rating of 'C' via Charnwood Borough Council.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

FLOOR/PLOT PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

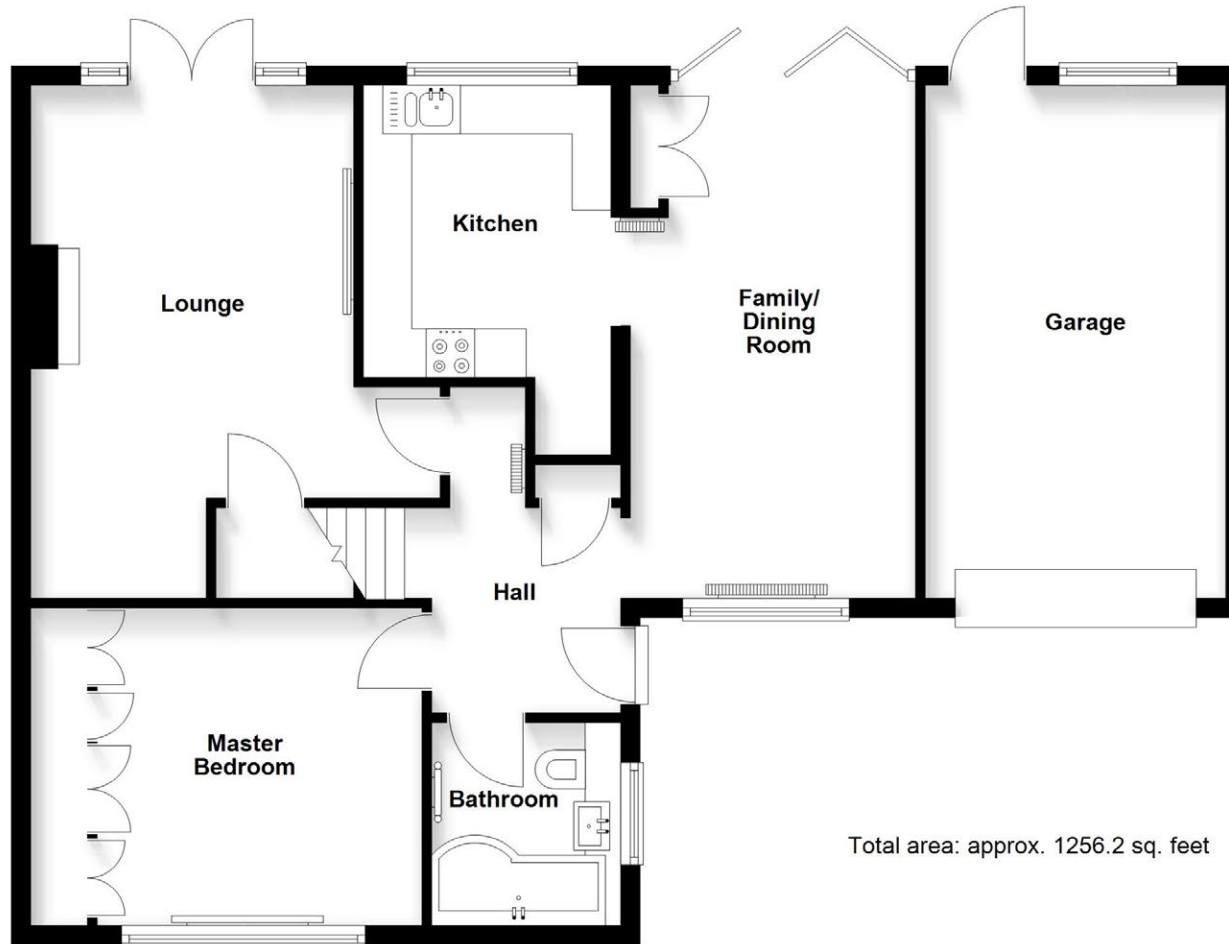
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.

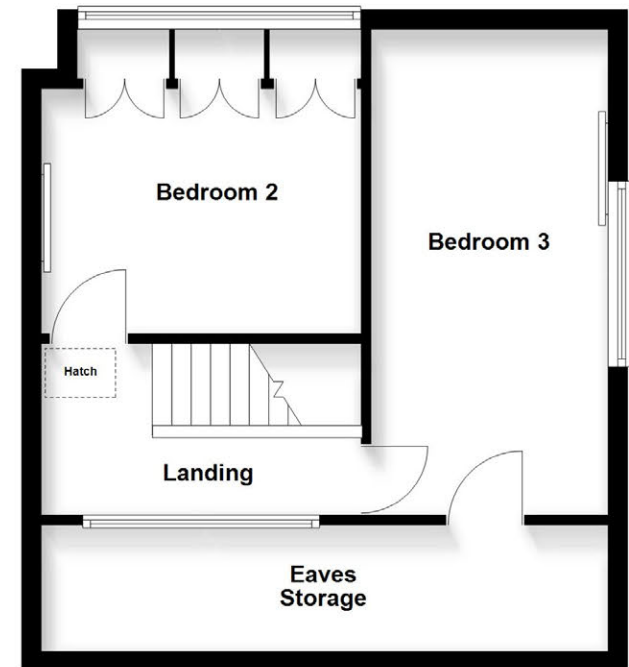
Ground Floor

Approx. 946.5 sq. feet



First Floor

Approx. 309.8 sq. feet



Total area: approx. 1256.2 sq. feet

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

