



8 Barrett Drive

Loughborough, LE11 5YP

MOORE & YORK



Property at a glance:

- Semi detached property
- Three bedrooms
- Lounge and Dining room
- Conservatory
- Fitted kitchen
- Bathroom and separate WC
- Rear garden
- Garage and off road parking
- Sought after location close to amenities and schooling

Offers in the region of £205,000



Offered with no upward chain this spacious three bedroom semi detached home has front and rear gardens, plentiful parking and detached garage with the UPVC double glazed and gas centrally heated (modern boiler) accommodation including a spacious hall, lounge, dining room, conservatory extension, fitted kitchen and two single and one double bedrooms plus bathroom with separate WC to the first floor. Popular location within easy reach of local schools and amenities. Early viewing advised.

GENERAL INFORMATION

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways.

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

EPC RATING

We are awaiting the EPC for this property.

FRONTAGE

The frontage is mainly laid to lawn with planting and bushes bordering with driveway

providing off road parking leading via double wrought iron gates to the right hand side to further parking and eventually the garage. There are outside light points to both front and side elevations.

ENTRANCE HALL

3.65m x 1.79m (12'0" x 5'10")

With timber laminate floor and central heating radiator with TRV, useful understairs cloaks/store and staircase to the first floor, coved ceiling, pendant light point, UPVC double glazed decorative door with side panels to the front elevation and internal door leading rearwards to:

FITTED KITCHEN

3.21m x 2.43m (10'6" x 8'0")

Having a dual aspect with UPVC double glazed





window overlooking the property's rear garden and UPVC double glazed obscure door to side, fitted units in a horseshoe pattern with space for three appliances, built-in dual oven and grill, four ring gas hob and extractor, modern wall mounted Glow-worm central heating boiler with adjacent controls for hot water and heating, stainless steel sink with drainer and mixer tap, ceiling light point, tiling and plentiful work-surfaces.

DINING ROOM

3.21m x 3.03m (10'6" x 9'11")

With timber laminate floor and central heating radiator with TRV valve, pendant light point and coving, double glazed patio doors leading rearwards to the conservatory and an open-way leading forwards to:

LOUNGE

3.83m max x 3.66m (12'7" max x 12'0")

With timber laminate floor matching the dining area, fireplace surround with display plinths and recesses and onset living flame fire, central heating radiator with TRV valve, UPVC double glazed bow window to the front elevation, coved ceiling with light point.

CONSERVATORY

3.03m x 2.46m (9'11" x 8'1")

Having a brick base with UPVC frame and glazing to three sides, french doors to side, pitched roof and power points plus central heating radiator with TRV valve.

FIRST FLOOR LANDING

Accessed via a staircase from the hallway below with spindle balustrade matching the

staircase, loft access hatch, ceiling light point, coving, UPVC double glazed window to the side elevation and doors off to all three bedrooms, bathroom and separate WC.

MASTER BEDROOM

3.68m x 2.99m into wardrobes (12'1" x 9'10" into wardrobes)

Having built in airing cupboard off with lagged cylinder and storage shelves, radiator with TRV valve, ceiling light point and UPVC double glazed window to the front elevation.

BEDROOM TWO

3.24m x 2.96m (10'8" x 9'9")

With coved ceiling, light point, radiator with TRV valve and UPVC double glazed window overlooking the rear garden.

BEDROOM THREE

2.77m x 2.44m max (9'1" x 8'0" max)

With cabin bed over the stairwell intrusion, radiator with TRV valve, ceiling light point and UPVC double glazed window to the front elevation.

BATHROOM

2.30m x 1.71m (7'7" x 5'7")

Having panelled bath with tiled surround, Mira 88 shower unit, pedestal wash basin, chrome finish towel radiator, full height two tone tiling, ceiling light point and obscure UPVC double glazed window to the rear elevation.

SEPARATE WC

2.05m x 0.72m (6'9" x 2'4")

With tiled floor, WC unit, ceiling light point and obscure UPVC double glazed window to the rear elevation.

REAR GARDEN

The rear garden has paving to the immediate rear, outside water tap, outside light, small lawned area and further garden space to the rear with an area ideal for timber garden shed.

DETACHED GARAGE

The garage has internal lighting and power with an up and over door providing vehicular access and glazed window to the side elevation.

DIRECTIONS

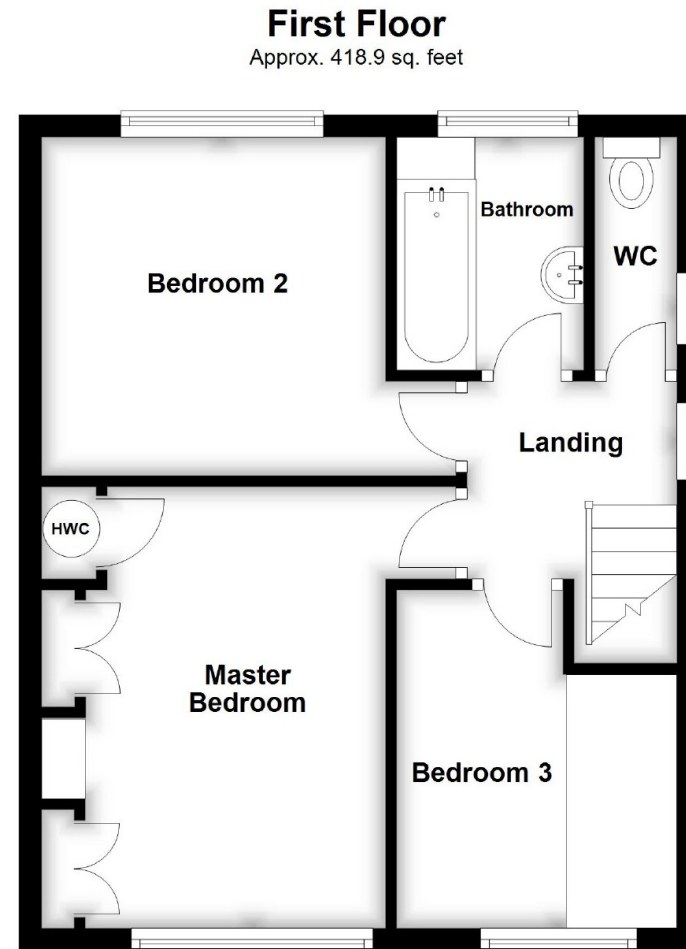
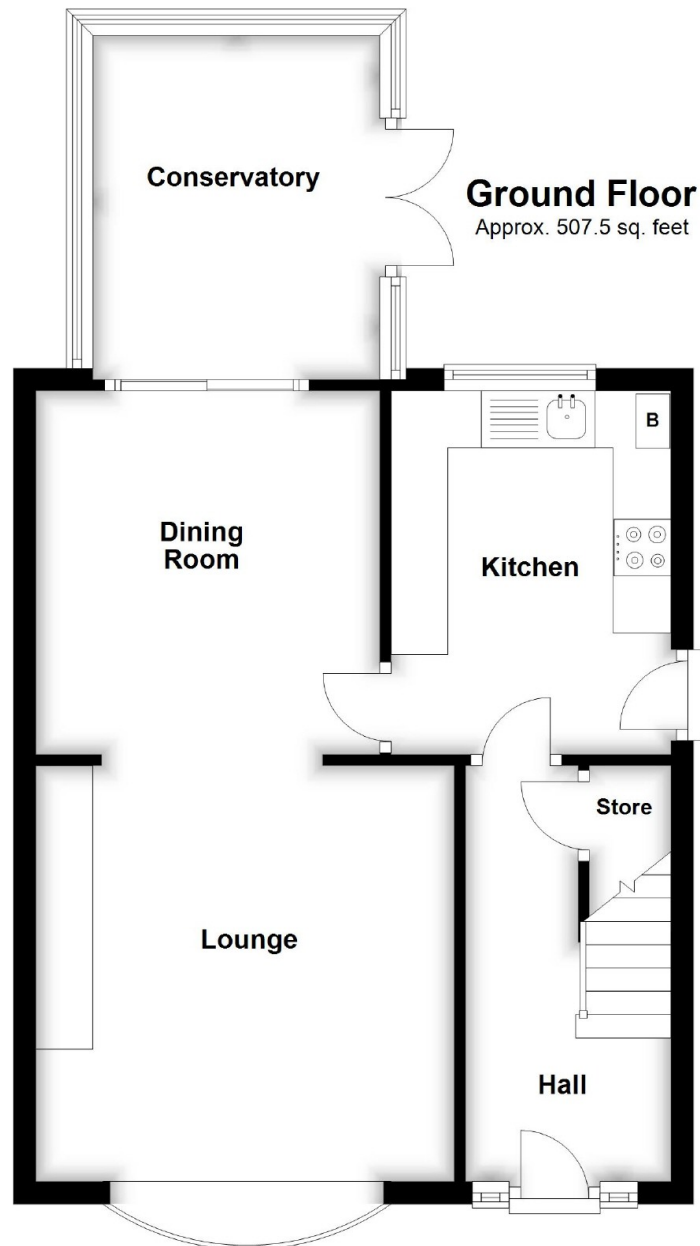
The property is best approached by leaving Loughborough's town centre north-bound on Epinal Way, pass the University campus and passing straight over the traffic island junction with A512 Ashby Road, continue over the next traffic island junction with Alan Moss Road and continue until the next traffic island turning right here into Warwick Way. Take first left into Braddon Road and continue for some distance eventually turning left into Christie Drive. From here take the first right into Barrett Drive where the property can be located shortly thereafter on the left hand side.

PROPERTY INFORMATION QUESTIONNAIRE

The vendor(s) of this property has 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 with the relevant office if you would like to view a copy.



Total area: approx. 926.4 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.



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