



1 Vale Close

Loughborough, Leicestershire LE11 2GZ

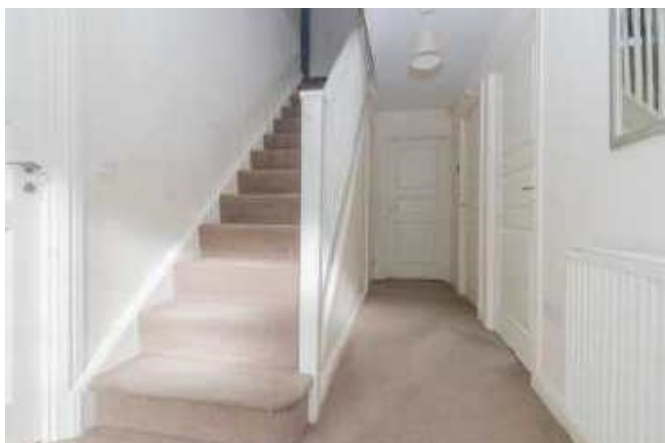
MOORE
&
YORK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property at a glance:

- Large semi detached property
- Four bedrooms
- Three reception rooms
- Fitted breakfast kitchen
- En-suite to master bedroom
- Family bathroom
- Double garage
- Off road parking
- Sought after location close to schooling and countryside walks
- No upward chain

£349,950



A substantial semi detached home also available in the development when new as a fully detached home and offering the same extensive features including three reception rooms, breakfast kitchen, utility room, ground floor WC, spacious entrance hall, four bedrooms with master en-suite and family bathroom. Outside the property offers gardens to front and rear, side driveway area with timber gates leading to a detached double garage. Offered with no upward chain. Situated in a highly sought after location close to popular schooling, amenities and countryside walks.

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

An EPC Assessment has been carried out on this property with the resulting rating C. For a copy of the full report visit www.EPCRegister.com and search for the property using the postcode.

FRONTAGE

The frontage is laid to low maintenance mainly evergreen shrubs including lavender, laurel and dogwoods. An initial block paved driveway area to the right hand side leads via a set of double timber gates to a larger driveway space to the side which leads on to the DETACHED DOUBLE GARAGE. There is also a shallow overhanging porch with pitched canopy roof.

ENTRANCE HALL

5.24m max x 2.03m max (17'2" max x 6'8" max) Having double radiator, ceiling light point and smoke alarm, coir matting to the front door reception area and having composite door with double glazed decorative window inset and matching double glazed side screens to the front elevation, doors give access off to the lounge,





study, utility room, breakfast kitchen and also to:

GROUND FLOOR WC

1.59m x 0.86m (5'3" x 2'10")

With a two piece white Roca suite comprising corner wash basin with tiled splash back and mono block mixer, close coupled WC with push button flush, radiator with TRV, ceiling light point and extractor fan.

STUDY

2.69m x 2.36m (8'10" x 7'9")

A perfect home office with fitted furniture, shelving and coved ceiling, ceiling light point and UPVC double glazed window to the front

elevation.

LOUNGE

4.48m x 3.49m (14'8" x 11'5")

With UPVC double glazed window to the front elevation, double panelled radiator with TRV, twin pendant light points, coved ceiling, elevated fireplace with feature fire inset, connecting door at the rear to the dining room.

DINING ROOM

3.41m x 2.75m min (11'2" x 9'0" min)

Having coved ceiling, pendant light point, double panelled radiator with TRV and box bay window with UPVC double glazing. A connecting door at

the side leads through to:

BREAKFAST KITCHEN

4.55m x 2.74m (14'11" x 9'0")

Having radiator with TRV to the breakfast area and UPVC double glazed french doors to the same. The kitchen space is fitted to three walls with base and eye level units in part, dual oven, integrated microwave, integrated fridge and freezer, kickboard heater, dishwasher, one and a quarter bowl stainless steel sink with drainer and mixer, additional UPVC double glazed window to the rear, four ring hob and extractor hood with down-lights throughout.

UTILITY ROOM

2.35m x 1.71m (7'9" x 5'7")

Fitted to match the kitchen with full height storage cupboard, additional base unit, work-surface with single drainer sink, space for two appliances, wall mounted Glow-worm energy central heating boiler, radiator with TRV, ceiling light point, extractor fan, electric consumer unit and half glazed UPVC door to the side driveway area.

FIRST FLOOR LANDING

3.10m max x 1.78m (10'2" max x 5'10")

With ceiling light point, smoke alarm, spindle balustrade to match the stairwell, loft access hatch, doors to all four bedrooms and the family bathroom. Additional door to built in airing cupboard containing the property's Boiler-Mate central heating installation.

MASTER BEDROOM

3.53m x 3.52m plus door recess (11'7" x 11'7" plus door recess)

Having a fitted large double wardrobe with internal hanging rail and shelf, ceiling light point,









radiator with TRV, UPVC double glazed window to the front elevation and door off to:

EN-SUITE SHOWER ROOM

2.56m x 1.17m (8'5" x 3'10")

With shower cubicle, pedestal wash basin, tiling, close coupled WC, white finish towel radiator with TRV, shaver socket, down-lights and extractor fan.

BEDROOM TWO

3.35m x 2.92m min (11'0" x 9'7" min)

With two built in double wardrobes both having internal hanging rails and high level shelves, two UPVC double glazed windows to the front elevation, ceiling light point and radiator with TRV.

BEDROOM THREE

3.52m x 2.53m max (11'7" x 8'4" max)

With two built in double and single wardrobes to fill one entire wall both having internal hanging rails and high level shelves with five opening doors, UPVC double glazed windows to the rear elevation, ceiling light point and radiator with TRV.



BEDROOM FOUR

3.76m x 2.24m (12'4" x 7'4")

With ceiling light point, radiator with TRV and UPVC double glazed window to the rear elevation.

FAMILY BATHROOM

2.53m x 2.13m (8'4" x 7'0")

With a three piece suite comprising panelled bath with half height tiled surround and shower mixer tap with hand shower unit, vanity unit with storage cupboard, onset wash basin with mixer and remote plug, tiling and integrated WC with concealed cistern and push button flush, white finish towel radiator, down-lights and extractor fan to the ceiling, shaver socket, obscure UPVC double glazed window to the rear elevation.

REAR GARDEN

The rear garden is completely laid to lawn with a shallow paved area running along the immediate rear. There is an outside water tap and set within the corner of the plot with driveway as previously mentioned leading from the side is the detached double garage with an additional gravelled space to the right hand side of the plot.



DETACHED DOUBLE GARAGE

5.19m x 5.19m (17'0" x 17'0")

With double width up and over door to front, additional UPVC side access door, internal lighting, power, limited storage available within the open roof trusses and consumer unit.

DIRECTIONS

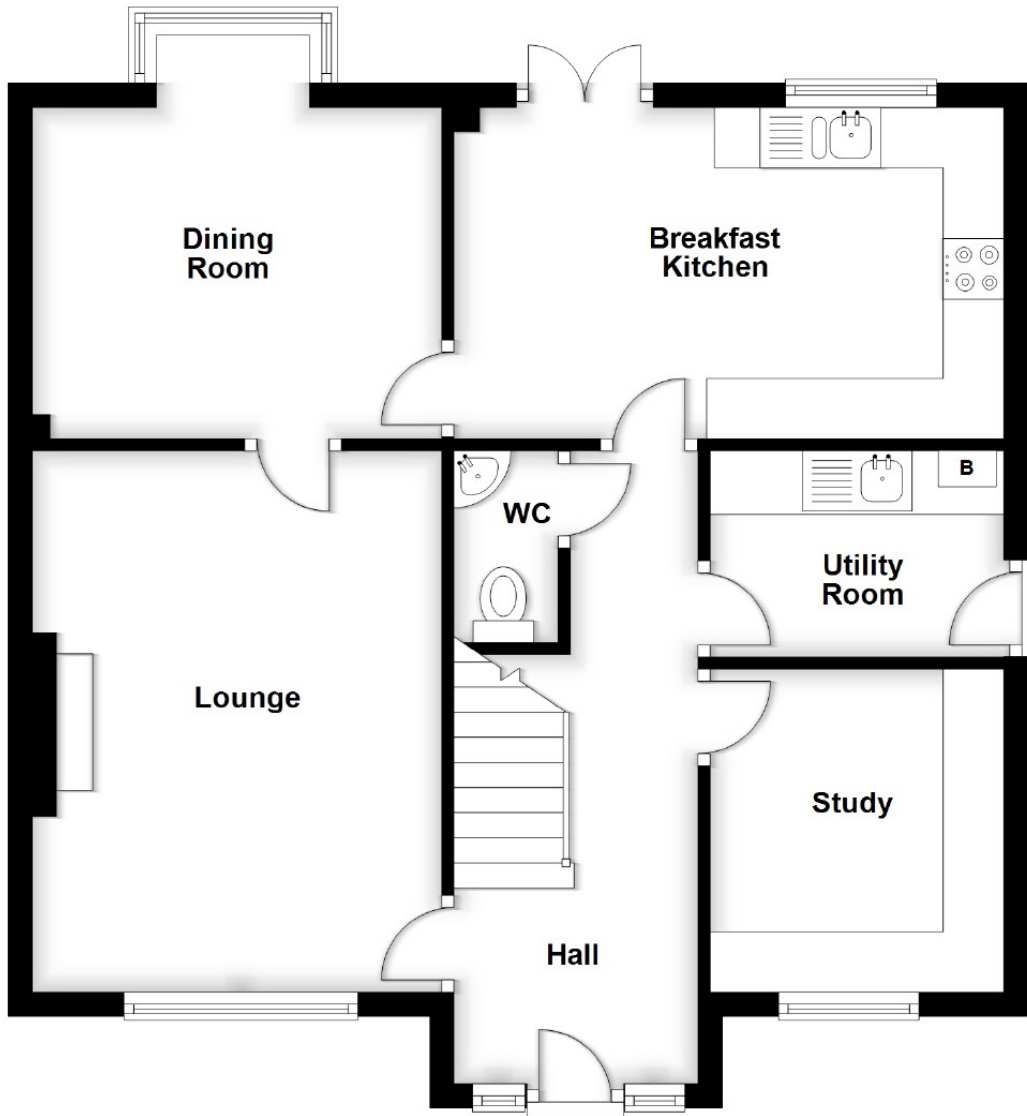
The Grange Park development is most easily accessed from the Woodthorpe roundabout, situate just south of Loughborough's Epinal Way and, upon entering the development proceed along Allendale Road taking the first right hand turn into Vale Close where the property can be located on the right hand side of the road.

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.

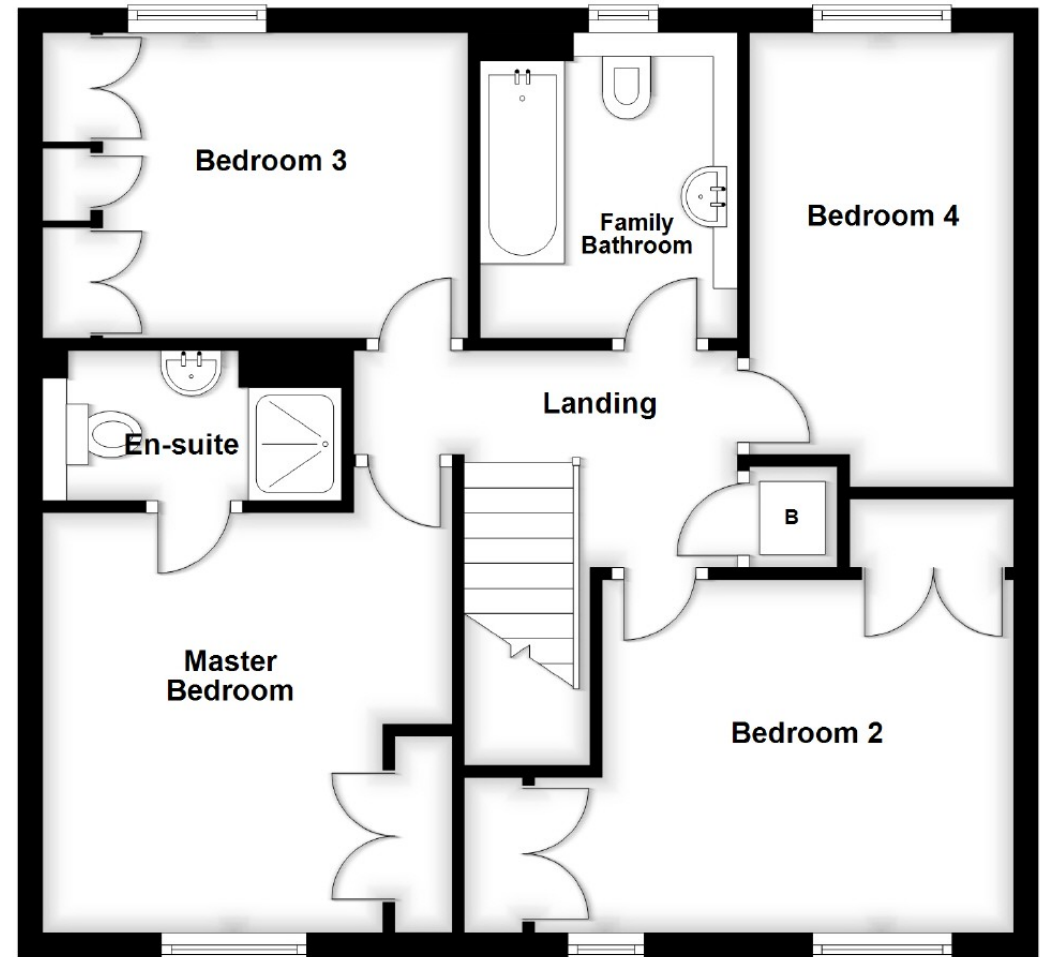
Ground Floor

Approx. 655.2 sq. feet



First Floor

Approx. 645.8 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.



18 Devonshire Square, Loughborough, Leicestershire, LE11 3DT
01509 214546 | loughborough@mooreandyork.com | www.mooreandyork.co.uk

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