

Outwoods Drive

Loughborough, LE11 3LR



****Planning permission granted**** Enjoying an excellent position on the forest side of Loughborough, this spacious family home enjoys ample off road parking and easy access to the town's amenities – with planning permission granted for an extension to the rear and loft.

Offers Over £289,950

John German

Positioned just a short distance from the town's amenities, local schools and the University, this charming and characterful semi detached family home is offered to the market with the benefit of a granted planning application for a dormer extension to the rear and single storey extension to rear of dwelling. Planning reference P/22/1016/2.

The accommodation currently offers a block paved driveway to the front, providing off road parking for multiple vehicles.

Entering the front door, the entrance hallway has a characterful tiled floor with stairs rising to the first floor and doors off to the lounge/diner and kitchen.

Having been combined to form one generously proportioned reception room, the lounge/diner is well suited to modern family living, having a double glazed window to the front aspect and double patio doors opening to the rear garden.

The adjacent kitchen also has a tiled floor, with double glazed window to the side aspect and door giving access out. There are eye level and base units, work surfaces over, sink and drainer unit plus appliance spaces for a cooker, fridge/freezer and washing machine.

Under the planning permission, this existing kitchen would form a hallway and shower room, with the rear extension creating a fantastic open plan kitchen/diner.

To the first floor, there are three bedrooms and the family bathroom. Two are well-proportioned doubles and the third is a good sized single.

The family bathroom comprises of a panelled bath, low level WC, pedestal hand wash basin and heated towel rail. With there also being a useful storage cupboard and obscured double glazed window to the rear aspect.

The planning permission would see the existing third bedroom utilised to provide access up to the loft space, where two additional double bedrooms would be created, with dormer windows to the rear overlooking the garden.

Externally, the rear garden has access to the detached single garage with an up and over door to the front. There is currently a patio to the immediate rear, with the remainder laid largely to lawn with planted borders, to the rear boundary there is a generously proportioned garden shed. Gated access leads round to the driveway.

Note: The property has the benefit of solar panels and a FIT meter which will all be transferred to the new owners.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

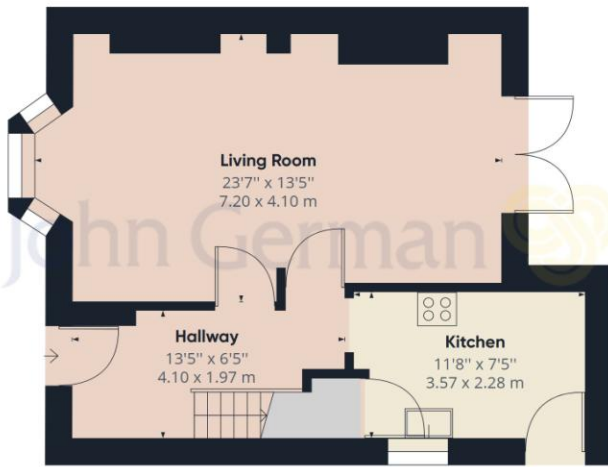
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/01082023

Local Authority/Tax Band: Charnwood Borough Council / Tax Band C



Ground Floor



Floor 1

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Approximate total area⁽¹⁾
880.48 ft²
81.80 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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