



**52 Main Street, Woodthorpe**  
Offers invited £485,000

MOORE  
&  
YORK

This highly characterful Semi Detached Property dates back in part, reputedly, to the 16th Century and has been much improved & extended. with an impressive 1850 Sqft of living space set over 2 floors & 2 wings, offering 4 bedrooms, en-suite to master, family bathroom, additional shower room & 3 reception areas plus study & stunning living/dining/kitchen with range oven & separate utility room. Driveway parking, stunning landscaped garden & enjoys a great position within this highly desirable Hamlet, yet still close to schools & local amenities. EPC pending.

### GENERAL INFORMATION

The tiny hamlet of Woodthorpe lies just south of Loughborough off the A6004 with a delightful rural community and being so close to the nearby town of Loughborough there are many facilities on-hand when needed. With just a single street, which in-turn becomes a single track road leading into the forest and bypassing Mucklin Wood towards Beaumanor Hall, the village is the very epitome of tranquility yet conveniently located for travel links by road, rail and air.

### FRONTAGE

The property's frontage is laid to tumbled setts providing off-road parking for 2 vehicles comfortably with a variety of planting to border for interest, with an additional raised garden section with retaining walls, box hedging and further planting to the right-hand side of the plot.

### RECEPTION LOUNGE

5.3m x 4.61m overall (17'5" x 15'1" overall)

Having three sets of french doors opening to the rear garden patio, oak planked flooring and exposed A-frame beams with additional window to side and solid oak door with decorative window panel and side screens to the property's front elevation. A beamed open-way towards the front of the property leads through to:



### DINING ROOM

4.13m x 3.66m (13'7" x 12'0" overall)

With exposed brick feature fireplace having slate hearth and log burning stove inset, beamed ceiling with exposed wall beams and free-standing radiator, terracotta tiled floor and with an open-way leading off to the study and latch/braced door at the side leading through to:



## SNUG SITTING ROOM

4.56m max x 2.6m (15'0" max x 8'6")

With multi-paned french doors to rear, beamed ceiling and working open fireplace with cast iron surround, plus oak stripped flooring and cast iron radiator.



## STUDY

3.18m x 1.84m (10'5" x 6'0")

With terracotta tiled flooring continuing through from the dining room and with multi-paned York sash window to the property's front elevation, beamed ceiling with wall light and understairs storage cupboard off with braced oak door, plus staircase rising to the first floor accommodation within this wing of the house.



## SIDE LOBBY

With free-standing cast iron and staircase rising to the first floor accommodation within the left-hand wing of the house and with open-way leading rearwards to the living kitchen and additional doorway off to the utility and ground floor shower room.

## LIVING DINING KITCHEN

6.1m x 4.08m (20'0" x 13'5")

With hand-made solid oak kitchen with cream fronted units and contrasting woodblock work-surfaces, twin plate Rayburn with over mantle and Belfast sink with drainer having antique-style mixer, built-in pantry off and oak planked floor with free-standing cast iron radiator and the room itself having a dual aspect with two sets of french doors and an additional window to the property's side elevation.



## UTILITY ROOM

2.41m x 2.16m (7'11" x 7'1")

Fitted to match the kitchen with laminate work-surfaces, ceiling light point and slate tiled floor having standing space for American fridge/freezer and space for washer/dryer, compact dishwasher and also with central heating boiler to the corner of the room, sealed unit double-glazed multi-paned window to the front elevation and with latch and braced door off at the side to:

## SHOWER ROOM

2.39m x 1.53m (7'10" x 5'0")

The off-set quadrant shower cubicle, close coupled WC and pedestal washbasin plus slate tiled floor, ceiling light point and extractor, chrome-finish towel radiator and obscure sealed unit double-glazed window to the front elevation.



## FIRST FLOOR ACCOMMODATION

As previously alluded to the property's first floor accommodation is split into 2 wings, each having 2 bedrooms and a bathroom. Accommodation is comprised as follows:

### LANDING 1

With solid oak staircase leading from the property's kitchen lobby and with quarter landing built in cupboard off and latch/braced doors giving access off to front and rear accessing the following two bedrooms:

### MASTER BEDROOM

4.12m x 3.84m max (13'6" x 12'7" max)

With oak planked flooring and having a dual aspect with sealed unit double-glazed window to side and sealed unit double-glazed french doors opening to a covered first floor balcony which overlooks the

rear garden with wrought iron railings climbing plants, with the room itself also having a free-standing cast iron radiator, open pitched ceiling with light point and open-way which leads off to:



### EN-SUITE BATHROOM

2.89m x 1.86m (9'6" x 6'1")

With slate tiled floor and three-piece suite comprising close-coupled WC, pedestal washbasin and spa bath with multiple jets and monobloc mixer taps, ceramic tiling, wall light points, free-standing cast iron radiator and extractor fan plus obscure sealed unit double-glazed window to the side elevation.



### BEDROOM TWO

4.12m x 3.5m max (13'6" x 11'6" max)

Again with open-pitched ceiling plus wall and ceiling light points, oak planked flooring and free-standing cast iron radiator plus sealed unit double-glazed multi-paned dormer window to the front elevation.



### LANDING 2

Situated in the house's original wing and reached via a staircase from the study below, an altogether character-full space with exposed ceiling and wall beams plus ceiling light point and latch/braced doors giving access off to the following three rooms:

### BEDROOM THREE

4.06m x 3.26m (13'4" x 10'8")

With open feature fireplace and cast iron surround, exposed wall beams and free-standing cast iron radiator and having both a double-glazed skylight with fitted blind and multi-paned dormer window to the rear elevation.



### BEDROOM FOUR

4.57m max x 2.61m (15'0" max x 8'7")

With multi-paned dormer window to the rear elevation, exposed wall beams and ceiling light point, cast iron free-standing radiator and open feature fireplace with cast iron surround.



### FAMILY BATHROOM

3.16m x 2.3m (10'4" x 7'7")

With three-piece suite comprising close-coupled WC, pedestal washbasin with towel rail and free-standing claw-footed bath with antique-style mixer and hand shower, multi-paned York sash dormer window to the front elevation, downlights, pedant and extractor, stunning exposed feature wall beams, tiled floor.



### GARDENS

The property offers ample garden space to the rear with a large sunken patio area providing plentiful outside seating space to the immediate rear of the kitchen and reception lounge, with outside lighting and water tap and covered veranda area leading to additional access doors to the rear of the kitchen.



Retaining walls then give access up to the main garden area via a set of three steps which has fish pond with filter and pump to side and the centre of the garden being laid to a circular lawn with winding pathway skirting the edge of the lawn and having deep beds with a good variety of planting to two sides.



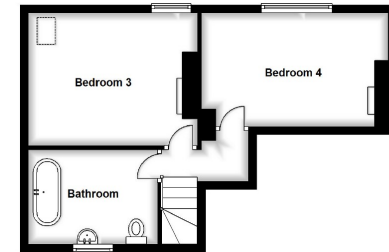
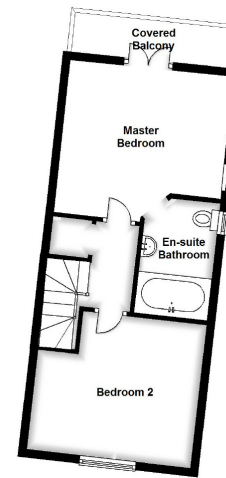
A set of gates then leads to a further garden area which is separated with trellising and climbers giving a utility space to the garden with natural stone paving and plentiful room for the siting of timber sheds, greenhouses etc, with further trellising to the side cloaking the property's oil tank.



### REAR ELEVATION







### Directions

Woodthorpe is easily approached from the Woodthorpe roundabout junction with the A6004 which links the main A6 carriageway with Quorn and Loughborough. Take the turn from the roundabout as signposted for Woodthorpe and proceed into Main Street. Continue along for some distance and the property will be found eventually on the left-hand side, situated directly opposite the Olde Barn.

### 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 and 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.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

### 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.

### Important Information

Although we endeavor 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. All floor plans and/or measurements shown/quoted are believed to be within 5% but must not be relied upon - purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

### Surveys and Valuations

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