



73 Tiverton Road
Loughborough, LE11 2RU

MOORE
&
YORK



Property at a glance:

- Extended semi detached home
- Four bedrooms
- Modernised throughout
- Semi open plan breakfast kitchen, dining room and play room
- Front lounge
- En-suite to master bedroom and family bathroom
- Off road parking
- Low maintenance rear garden
- Situated close to popular schooling and countryside walks

Asking price £279,950



This extended semi detached home has been upgraded and modernised throughout and offers four bedrooms, master en-suite and family bathroom with the ground floor offering a semi open plan breakfast kitchen, dining room and play room, front lounge and ground floor WC, fitted in a contemporary fashion throughout with plentiful parking, garden and situated within easy reach of sought after schools, shopping and with beautiful countryside walks, Beacon Hill and the Outwoods close by.

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 rating C. A copy of the full report has been published and will be available on www.EPCRegister.com using the postcode to search.

FRONTAGE

The property is set well back from the carriageway within the cul-de-sac with a good sized front lawn and bedding plants to border. The driveway provides off road parking to the left hand side of the plot with a set of two steps leading up to the front porch with a light point adjacent to the front door. The door has complementary glazed side screens and leads internally to:

HALL

2.91m x 1.81m (9'7" x 5'11")

Having contemporary style timber laminate flooring and central heating radiator with thermostat, ceiling light point and mains powered smoke alarm, doors gives access at either side to the lounge and playroom with a further door leading off to:





GROUND FLOOR WC

2.01m x 0.88m (6'7" x 2'11")

Having a contemporary two piece white suite comprising close coupled WC with push button flush and pedestal wash basin with tiled splash back and waterfall mixer, low voltage down-lights to the ceiling, extractor fan, chrome finish towel radiator and flooring to match the hall.

LOUNGE

4.31m x 3.31m (14'2" x 10'10")

With central feature chimney breast, double radiator with thermostat valve and pendant light point, UPVC double glazed window to the front elevation and double, contemporary style doors at the rear leading off to:

KITCHEN/BREAKFAST/DINING ROOM

7.71m x 3m (25'4" x 9'10")

A fantastic open plan space with ample room for both formal dining and breakfast space to the centre of the kitchen area which also has a breakfast bar

peninsular with integrated wine chiller, high level point for LCD TV, laminate flooring throughout, double radiator to the dining space and french doors to the same having side screens which lead to the rear garden. Within the kitchen area which has ample space for a breakfast table to centre and useful under-stairs store off is a one and a quarter bowl sink with drainer and mixer, built in dishwasher, concealed washing machine, space for substantial Range cooker, concealed Ideal Logic Heat18 boiler, two UPVC double glazed windows to the rear elevation and and space for American style fridge freezer in the elbow of the room which leads around the corner into:

PLAY ROOM

4.56m x 2.05m (15'0" x 6'9")

Which could also be perfectly usable as home office space or a snug seating area subject to requirements. Having laminate flooring which continues through from the hall and kitchen area. The play room has a UPVC double glazed window to the front elevation and velux sky-light, multiple down-lights and central heating radiator to the front wall.

FIRST FLOOR LANDING

With balustrade and oak hand rail overlooking the stairwell, loft access hatch and UPVC double glazed window to the side elevation. A door gives access off to a useful airing cupboard housing the hot water cylinder whilst five further doors give access off to the four bedrooms and the family bathroom.

MASTER BEDROOM

3.45m x on ave x 3m (11'4" x on ave x 9'10")









With pendant light point, central heating radiator with thermostat valve and almost full width UPVC double glazed window to the front elevation affording a quite lovely view to Beacon Hill and the Charnwood Forest in the distance. Wardrobe recess and door leading off to:

EN-SUITE SHOWER ROOM

1.77m x 0.91m (5'10" x 3'0")

Having shower cubicle with recessed shower controls and rain head shower unit, pedestal wash basin with tiled splash-back and waterfall mixer and compact WC. Down-lights and extractor to the ceiling.

BEDROOM TWO

2.99m x 2.93m (9'10" x 9'7")

With central heating radiator and thermostat valve, ceiling light point and almost full width UPVC double glazed window overlooking the rear garden.

BEDROOM THREE

3.79m x 2.12m (12'5" x 6'11")

A light and airy room with UPVC double glazed windows to both front and rear elevations, radiator with thermostat valve and ceiling light point.



BEDROOM FOUR

2.56m x 2.18m (8'5" x 7'2")

A good sized fourth bedroom having a central heating radiator with thermostat valve, ceiling light point and UPVC double glazed window which alongside the master bedroom affords a quite lovely view to Beacon Hill and the Charnwood Forest in the distance.

FAMILY BATHROOM

2.17m x 1.81m (7'1" x 5'11")

Again re-fitted with a modern three piece white suite comprising double ended bath with central waterfall mixer, pedestal wash basin with matching waterfall mixer and tiled splash back and close coupled WC with push button flush, low voltage down-lights and extractor fan to the ceiling, chrome finish towel radiator and obscure UPVC double glazed window to the rear elevation.

REAR GARDEN

The rear garden has been completely re-landscaped to provide a large patio space immediately accessible from the dining area at the rear elevation which is laid to natural stone paving. The



remainder of the garden has block paved edging surrounding an artificial turfed lawn providing ease of maintenance throughout the seasons. The garden itself is bordered by low maintenance fencing with concrete posts and soil boards.

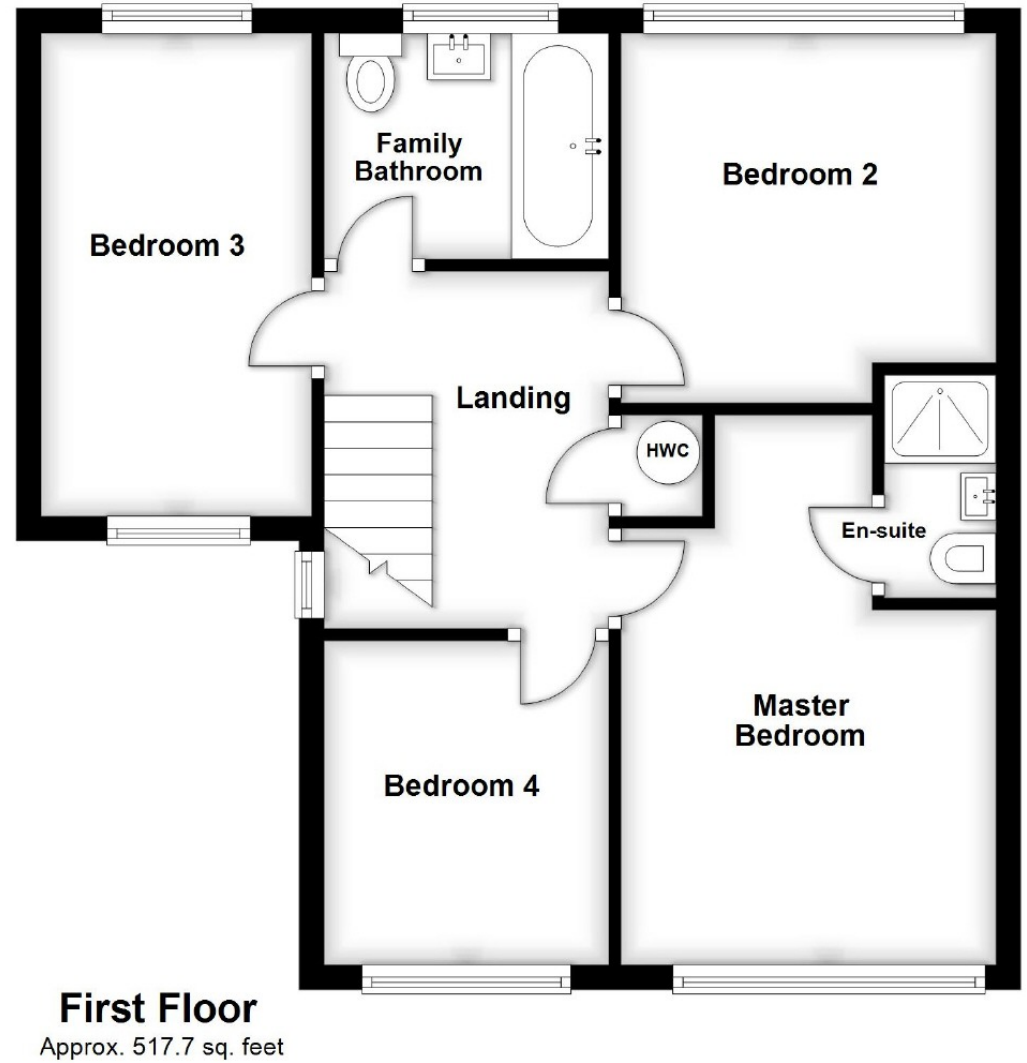
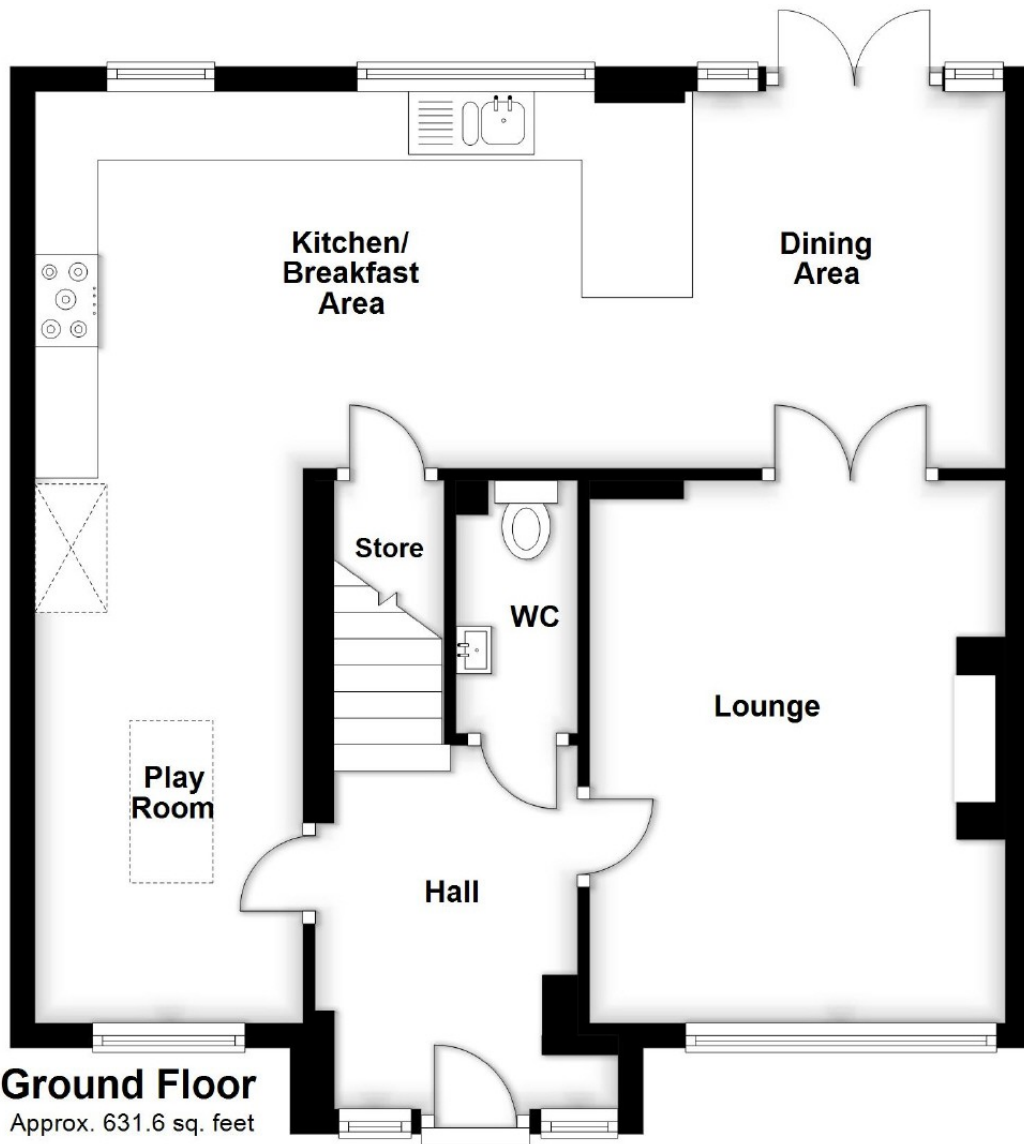
DIRECTIONS

From the Park Road Traffic Island junction with Epinal Way head westbound and up the incline, follow the road over the second mini island and then turn left into Grasmere road and then turn first right into Ledbury road and then first left into Tiveton Road where the property can be found on the left hand side of the road. SAT NAV

POSTCODE: LE11 2RU

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: 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

MOORE
&
YORK