



Waterside, 1 Woods Mews
Zouch, Leics LE12 5EU

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YORK



Property at a glance:

- Modern townhouse
- Three bedrooms
- Sitting/dining room
- Fitted kitchen
- Impressive first floor lounge with balcony
- En-suite to master bedroom
- Family bathroom
- Off road parking
- Decked area by the riverside
- Superb views across countryside
- Sought after village location

Offers in the region of £275,000



A fantastic and rare chance to purchase a three bedroom waterside property in this highly regarded hamlet which is well placed for local commuting and access to Loughborough, Nottingham and Derby centres as well as East Midlands International Airport. The property has a substantial frontage to the waterside at the rear and plentiful parking as well as genuinely spacious and flexible accommodation including nicely proportioned reception rooms which could suit a variety of needs. Offered with no upward chain and vacant possession upon completion.

GENERAL INFORMATION

Zouch is a delightful hamlet situated by the River Soar. The nearest town is Loughborough plus having the close by cities of Nottingham and Leicester, good access to Derby and M1 motorway links.

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 frontage has hedging to the front boundary and a mixture of fencing and planting to the side. The frontage is laid to a block paved driveway providing off road parking and to the side of the property

bypassing the gas and electricity meters is a gated access-way to the decking space overlooking the waterside.

FRONT PORCH

Of canopy timber construction with tiled roof and outside lighting, panelled decorative glazed door leading internally to:

HALL

5.06m x 1.98m (16'7" x 6'6")

With sealed unit double glazed window to the front elevation, double and single radiators, digital central heating thermostat, coved ceiling with light point and smoke alarm, intruder alarm control keypad and doors giving access off to all ground floor rooms.

GROUND FLOOR WC

1.96m x 1.19m (6'5" x 3'11")





Having a tiled floor and a two piece white suite comprising close coupled WC and corner wash basin with tiled splash back, extractor fan, ceiling light point and coving, central heating radiator.

KITCHEN

3.66m x 2.87m (12'0" x 9'5")

Having shaker style units in cream, wood block effect work-surfaces, one and a quarter bowl sink with drainer and mixer, in-built Stoves double oven, four ring gas hob and extractor, space for washing machine, coving and down-lights to the ceiling, corner seat (ideal for a small bistro table), concealed

radiator, sealed unit double glazed window and timber panelled door with sealed unit double glazed window also to the rear elevation.

SITTING/DINING ROOM

4.75m x 3.37m (15'7" x 11'1")

With timber laminate floor matching the hall which is adjacent, coved ceiling with light point, double radiator and double glazed french doors inset to the rear bay area which has double glazed windows at either side and to the rear overlooking the water.

UTILITY ROOM

2.39m x 2.01m (7'10" x 6'7")

With storage units at either side of the room matching the kitchen, space for American style fridge freezer, ceiling light point, electrical consumer unit and double glazed window to the front elevation.

FIRST FLOOR LANDING

Accessed via a turning staircase from the hall below. A spacious and welcoming first floor reception area with radiator, double glazed window to the front elevation, ceiling light point, smoke alarm and doors off to two double bedrooms and the family bathroom with a further door leading off to an additional landing area and the accommodation beyond.

MASTER BEDROOM

3.65m x 3.49m (12'0" x 11'5")

With over-stairs store, coved ceiling with light point, double radiator and double glazed window affording views rearwards to the waterside and open fields beyond towards Sutton Bonington in the distance. An internal door leads off to:

EN-SUITE SHOWER ROOM

2m x 2.32m max (6'7" x 7'7" max)

Fully tiled shower with Triton shower unit, close coupled WC and pedestal wash basin with matching tiled splash-back, double radiator, ceiling light, down-lights and extractor, coving, useful storage and double glazed velux sky-light to the front elevation.

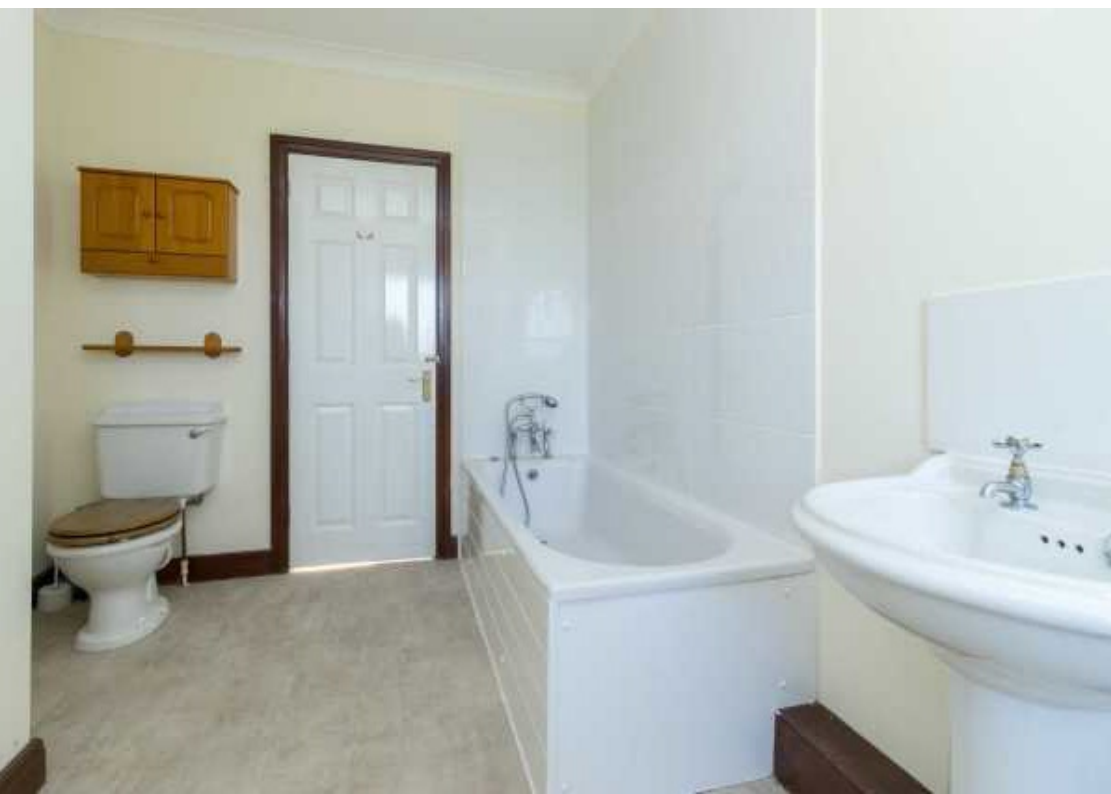
FAMILY BATHROOM

3.69m x 2.41m max (12'1" x 7'11" max)

Having a three piece modern white suite comprising panelled bath with antique style hand shower unit and mixer, pedestal wash basin and close coupled









WC, coved ceiling with down-lights, double radiator and obscure double glazed window to the rear elevation.

BEDROOM TWO

3.46m x 3.71m overall (11'4" x 12'2" overall)

With built in storage, coved ceiling with light point, double radiator and double glazed window overlooking the waterside and open countryside.

SIDE MEZZANINE LANDING

Situated three steps higher than the main landing area and having its own double glazed window to the front elevation, pendant light point and additional staircase rising to the second floor accommodation which gives access to the walk in loft also. A door leads off from the landing to:

FIRST FLOOR LOUNGE

5.87m x 5.58m (19'3" x 18'4")

A magnificent reception room created to enjoy to enjoy the wonderful views especially to the properties rear which looks towards Sutton Bonington in the distance across countryside. The central fireplace is flank by windows and to the opposite elevation a set of french doors with balcony



looks towards the Charnwood Forest and Beacon Hill in the far distance.

BEDROOM THREE

5.86m max x 3.97m (19'3" max x 13'0")

A fantastic second floor room which offers flexible usage as an additional reception room OR bedroom as required with two large Velux skylight windows to both front and rear allowing a huge amount of natural light and, when opened a stand up view over the surrounding countryside.

WALK IN LOFT

Spanning the full width of the roof space and allowing for lots of easily accessible storage.

OUTSIDE REAR

To the rear is a decked area which has a timber balustrade bordering the waterside and would provide potential for mooring a boat to the rear (subject to permits). The decking space is shallow in the main but widens at the side having maximum dimensions of 15.17m (49'9") x 5.04m (16'6"). Accessed off the decking area is a useful built-in store.

BUILT IN STORE



With double timber doors to rear housing the central heating boiler. Formerly being part of the integral single garage which is partially converted to utility room space at the front of the property. The rear area is dedicated to storage ideal for housing garden furniture etc.

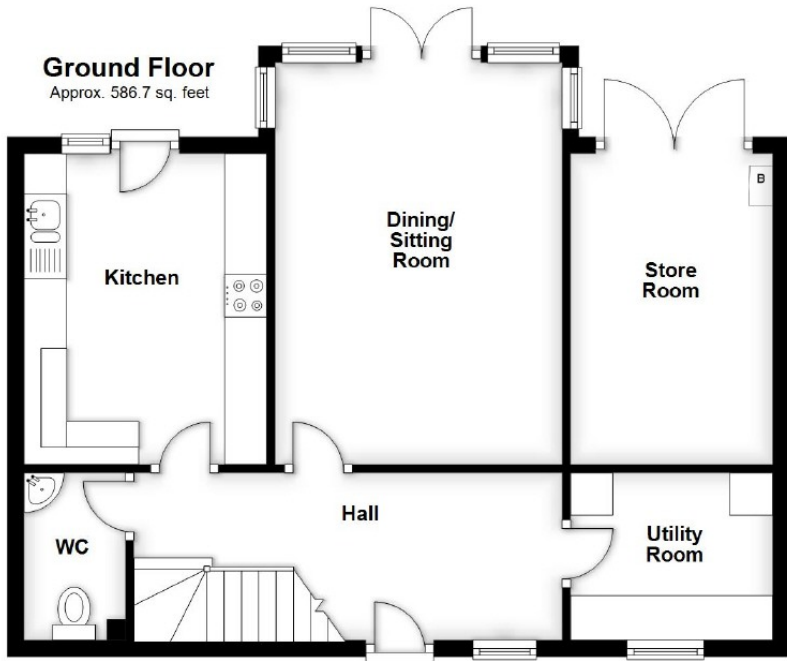
DIRECTIONS

Zouch is easily found just a few miles north of Loughborough just off the A6. Proceed on the A6 through Hathern and turn right into the A6006 at the traffic lights which are just beyond the village. Proceed for perhaps half a mile and enter Zouch where the property can be found on the left hand side of the road to be indentified by our For-Sale board. Sat Nav Postcode: LE12 5EU

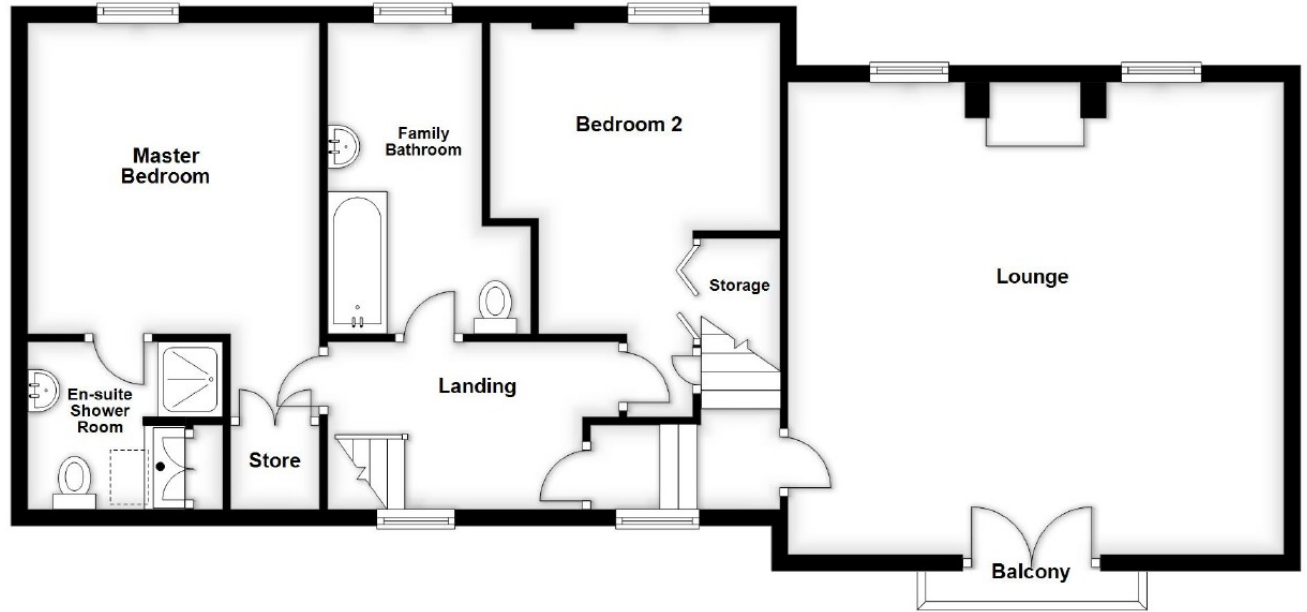
PROPERTY INFORMATION QUESTIONNAIRE

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.

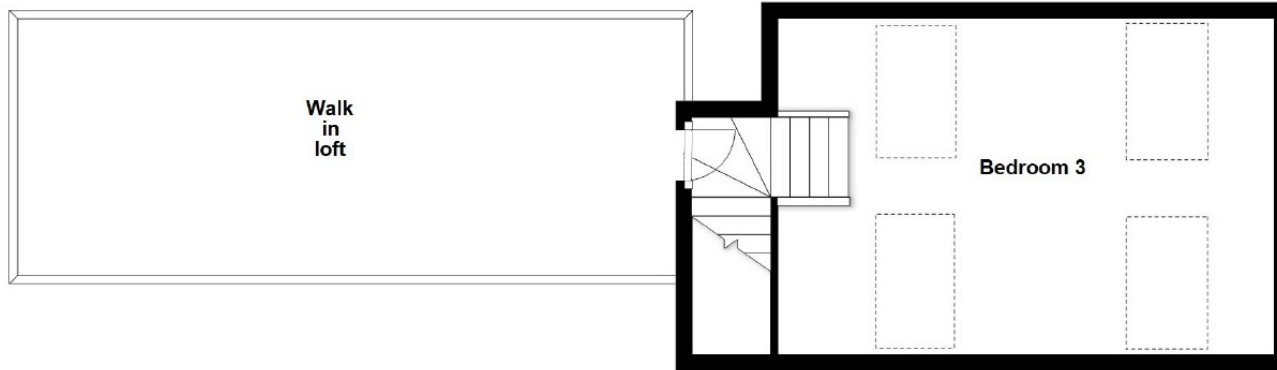
Ground Floor
Approx. 586.7 sq. feet



First Floor
Approx. 908.7 sq. feet



Second Floor
Approx. 280.8 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.



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