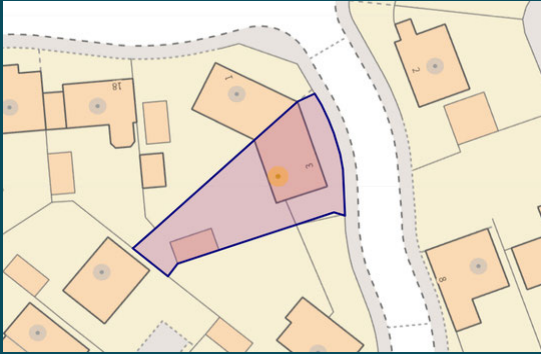




3 Hillcrest Drive, Loughborough

Leicestershire, LE11 2GX

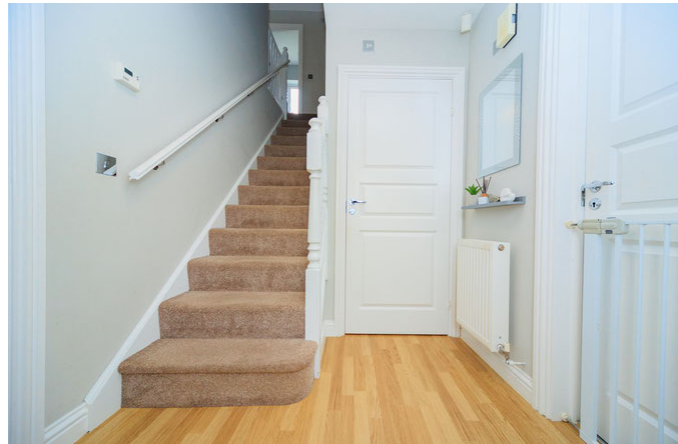
MOORE
& YORK



Property at a glance:

- Large family home
- Four bedrooms
- Through lounge
- 21ft living kitchen diner
- Utility room
- Ground floor WC
- Jack and Jill en-suite to bedrooms one and two
- Family bathroom
- Off road parking
- Detached single garage
- Sunny rear garden
- Popular location close to amenities, schooling and countryside walks

£389,950 Freehold



We are delighted to offer for sale this large, four bedroom family home situated on the highly popular Grange Park development close to sought after schooling, amenities and countryside walks. One of only six properties of this design on the estate, the property has accommodation matching or bettering many detached homes and offers hallway, ground floor WC, through lounge, living/kitchen/diner and utility room on the ground floor with four bedrooms, jack and jill en-suite and family bathroom to the first floor. The property is situated on a corner plot and offers off road parking for several vehicles, a detached single garage and a good sized sunny garden to rear. Must be viewed!

AREA 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 property has a wide frontage due to the corner plot position and is laid to block paving with wrought iron railings to surround. To the left hand side of the plot is a block paved driveway providing off road parking which continues beyond the double timber gates and leads to the detached single garage.

ENTRANCE HALL

2.03m x 1.93m (6' 8" x 6' 4") Plus stairwell
Having UPVC door with leaded window inset to the front elevation, inset matwell, central heating radiator, ceiling light point, timber effect flooring, chrome finish sockets and switches, stairs off to the first floor and doors off to the through lounge, the living kitchen diner and through to:





GROUND FLOOR WC

1.69m x 1.12m (5' 7" x 3' 8") Having a two piece suite comprising of a low flush WC with push button flush and micro wash basin, central heating radiator, ceiling light point and intruder alarm control keypad.

THROUGH LOUNGE

6.40m x 3.47m (21' 0" x 11' 5") A large through lounge running the full length of the property and having a dual aspect with UPVC double glazed leaded window to the front elevation and UPVC double glazed leaded french doors leading out onto the rear garden and patio. Two central heating radiators, two

ceiling light points and coving, central feature fireplace with coal effect gas fire inset and chrome finish power sockets and light switches.

LIVING KITCHEN DINER

6.40m x 5.78m (21' 0" x 19' 0") max 3.09m min Again, a very good sized room spanning the full length of the property having a dual aspect with two UPVC double glazed leaded windows to the front elevation and UPVC double glazed leaded window to the rear garden. The kitchen area has white gloss finish base and eye level units with tiling and contrasting work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap,

in-built double oven and microwave, in-built dishwasher, in-built fridge and freezer units, gas hob with extractor hood above, down-lights to the ceiling and timber effect flooring throughout. A breakfast bar separates the kitchen and dining/family area which has plenty of room for a dining table plus sofa for relaxing and a variety of other furniture with ceiling light point and double central heating radiator.

A door from the kitchen area leads through to:

UTILITY ROOM

2.67m x 2.03m (8' 9" x 6' 8")

Having a range of base and eye level units to match those in the kitchen, space for washing machine and one other appliance space (currently used for a second fridge), central heating radiator, ceiling light point, electric fuse box, wall mounted Ideal Logic central heating boiler (installed in 2020) and UPVC door with double glazed window inset leading onto the rear garden patio.

FIRST FLOOR LANDING

3.92m x 1.58m (12' 10" x 5' 2") plus stairwell

Having spindle balustrade to stairwell, ceiling light point, central heating radiator, chrome finish sockets and switches, loft access hatch to the large boarded loft space with drop down loft ladder (has potential for converting to additional bedroom space subject to any necessary consents), door off to airing/storage cupboard housing the hot water cylinder with shelving above and doors off to all four bedrooms and the family bathroom.

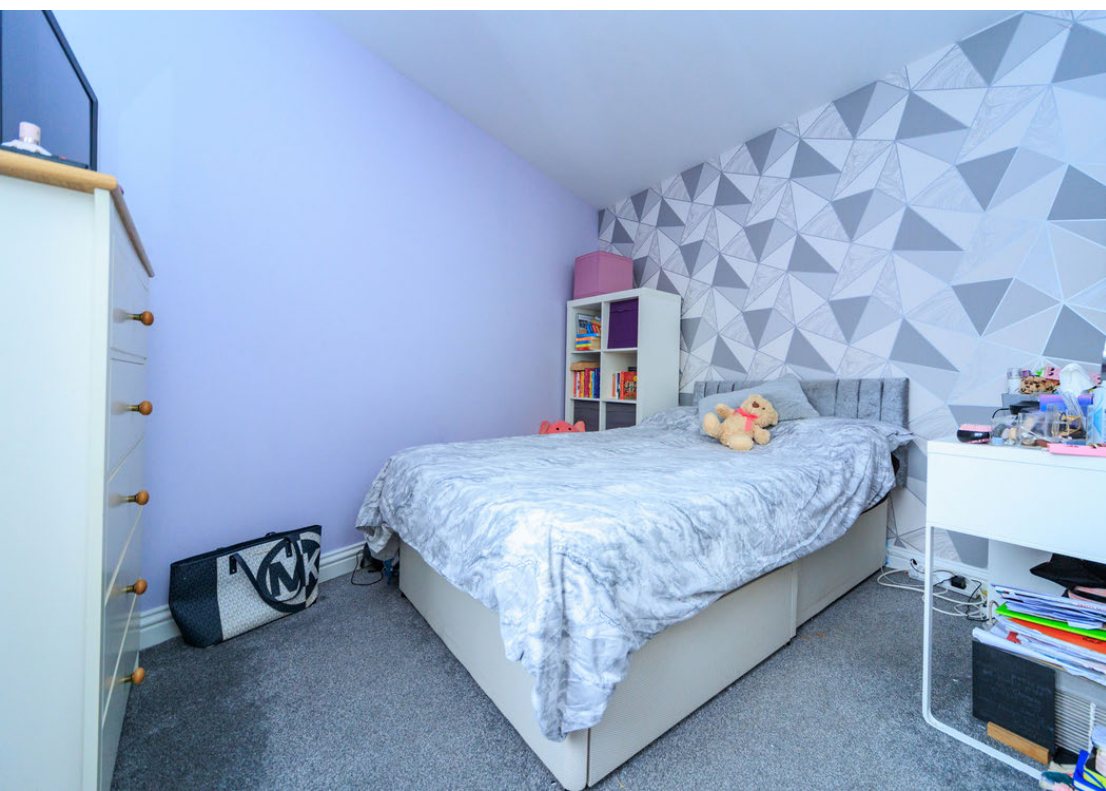
MASTER BEDROOM

5.12m x 3.14m (16' 10" x 10' 4") Max onto front of wardrobes

A large, light and airy room having two UPVC double glazed leaded windows to the front elevation, fitted wardrobes filling one entire wall consisting of four double wardrobes with a mixture of hanging and shelving, central heating radiator, ceiling light point and door off to:









JACK AND JILL EN-SUITE SHOWER ROOM

2.05m x 2.30m (6' 9" x 7' 7") (max into shower cubicle) Shared with bedroom two and having a three piece suite comprising low flush WC with concealed cistern and push button flush, pedestal wash basin with mixer tap and fully tiled shower cubicle with Mira thermostatic shower, chrome finish towel radiator, tiled floor, ceiling down-lights, extractor fan, door into a good sized storage/linen cupboard with shelving, mirrored bathroom cabinet and obscure UPVC double glazed leaded window to the front elevation.

BEDROOM TWO

3.91m x 3.55m (12' 10" x 11' 8") A further double bedroom having ceiling light point, central heating radiator, built in double wardrobe with hanging and shelving, UPVC double glazed leaded window to the front elevation and door through to the en-suite shower room.

BEDROOM THREE

3.48m x 3.33m (11' 5" x 10' 11") A further double with ceiling light point, central heating radiator and UPVC double glazed leaded window to the rear elevation.



BEDROOM FOUR

2.45m x 2.43m (8' 0" x 8' 0") A good sized single bedroom having built in wardrobe with hanging and shelving, ceiling light point, central heating radiator and UPVC double glazed leaded window to the rear elevation.

FAMILY BATHROOM

2.91m x 1.49m (9' 7" x 4' 11") Having a three piece white suite comprising pedestal wash basin with mixer tap, WC with concealed cistern and push button flush and panelled bath with fully tiled surround, Mira thermostatic shower plus hand shower attachment, towel radiator, ceiling down-lights, tiled floor, extractor fan and obscure UPVC double glazed leaded window to the rear elevation.

REAR GARDEN

The rear garden is a good size for a modern property and is accessed via double timber gates to the side elevation. There is a continuation of the block paved driveway providing further off road parking for two vehicles leading to the single garage.

To the property's immediate rear is a large feature porcelain patio which was installed in 2022 providing lots of room for outdoor seating and entertaining. The remainder of the garden is lawned with mature plants and trees to border



flowering cherry with a feature Victoria plum tree inset to the lawn.

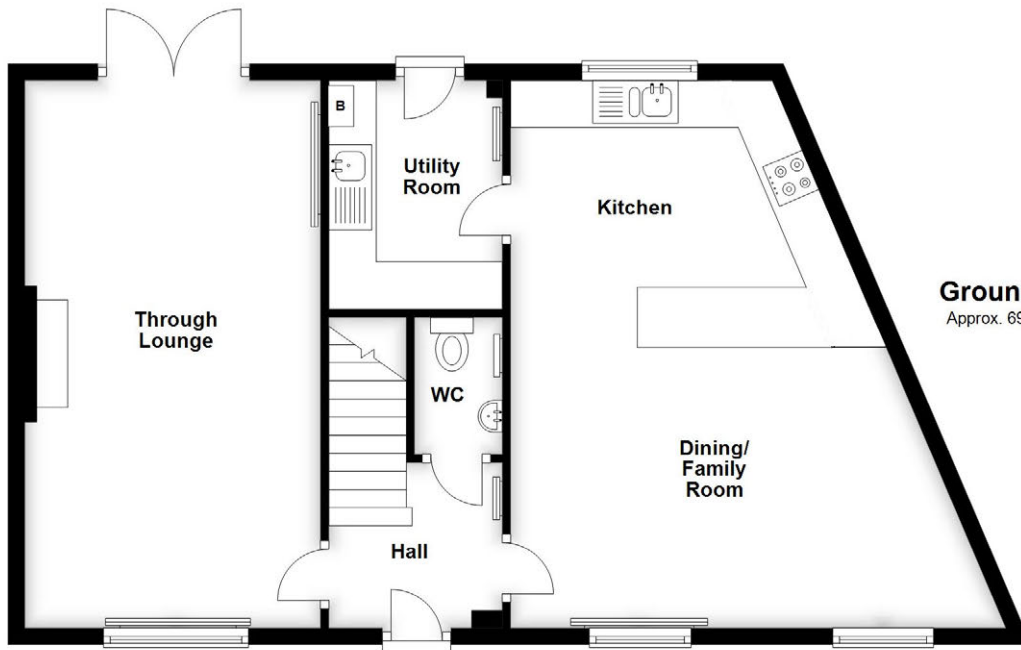
Beyond the lawn is a gravelled area ideal for greenhouse standing or a small vegetable plot with space beyond for refuse and recycling bins and a large timber shed to corner. The garden also has an outside water tap and lighting and is fenced to the boundaries with much of the fencing recently renewed with concrete posts and soil boards.

SINGLE DETACHED GARAGE

The single detached garage has an up and over door to front, power and lighting, space and air vent for tumble dryer and other appliances as required, space within the roof trusses for storage.

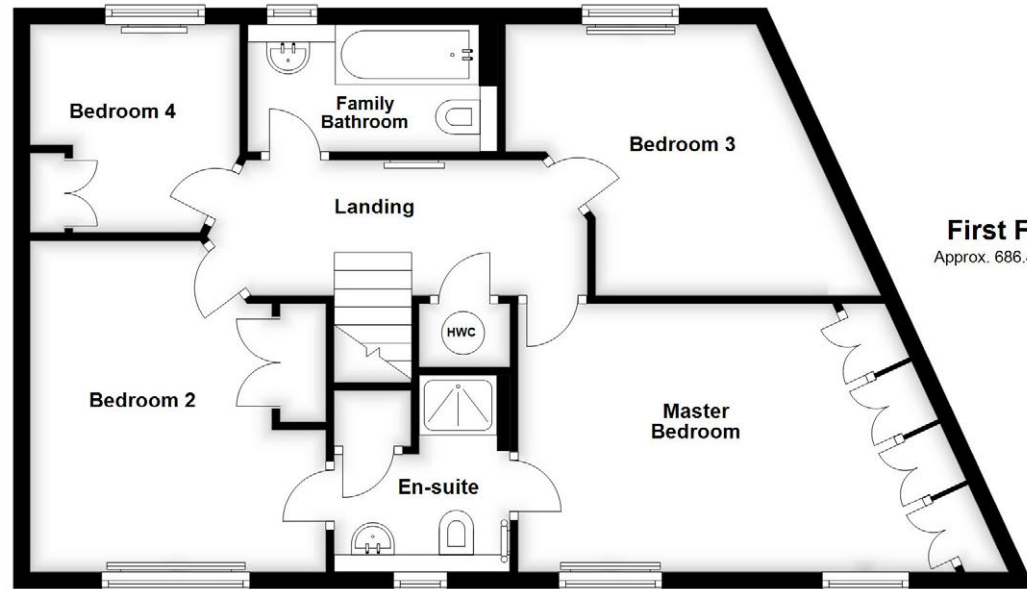
BUYERS NOTE

The vendor of this property is a connected person of Moore and York.



Ground Floor
Approx. 696.1 sq. feet

Total area: approx. 1382.5 sq. feet



First Floor
Approx. 686.4 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

