



15 Herriot Way, Loughborough

Leicestershire, LE114RW

MOORE  
& YORK



### Property at a glance:

- Two double bedrooms
- Modern mid townhouse
- Spacious & Well Appointed Throughout
- Driveway parking
- Enclosed gardens to rear
- Re-fitted and modernised
- New boiler
- Close to local shops and amenities
- University and college campuses within walking distance.
- No upward chain

£199,950 Freehold



A well presented, extended and modernised, two double bedroom home in this popular location which is well placed for access to a wide range of local facilities with the hospital, university and college campuses as well as local travel routes all nearby. The property is double glazed with recently installed boiler, kitchen and bathroom with accommodation including a spacious lounge/dining room, large conservatory and good sized, low maintenance rear garden. No upward chain.

### LOUGHBOROUGH

Loughborough offers convenient access to East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest and the M1/M42 motorways as well as travel throughout the midland by roads.

Loughborough is a thriving market/University town with a wide spread of employers and also offers a fine range of amenities including excellent shopping, private and state 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.

### ENERGY PERFORMANCE RATING

The property has an EPC rating of 'C' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

### FRONTAGE/DRIVEWAY

The property's frontage is mainly given over to a driveway parking space with space to the immediate frontage for refuse and recycling bins and which then leads to:

### PORCH AND STORE

The porch has a covered canopy with a door at the side accessing a useful built in store, a further door leads internally to:





## HALL

2.95m x 1.77m (9' 8" x 5' 10") With laminate floor and stairs leading to the first floor, ceiling light point, upright contemporary style radiator and open doorways to the following two rooms:

## KITCHEN

2.95m x 1.96m (9' 8" x 6' 5") Re-fitted with a modern range of slab fronted base and eye level units, complimentary work surfaces and brushed steel sink with drainer and posable mixer, space for oven, washing machine, dishwasher and American style fridge freezer, wall mounted modern boiler and fitted extractor hood. Ceiling light point and Upvc window to the front elevation.

## LOUNGE DINER

4.72m x 3.83m (15' 6" x 12' 7") With useful under-stairs storage, brick chimney breast feature, laminate floor, ceiling light points and upright contemporary radiator. Upvc window and door overlook and lead rewards to:

## CONSERVATORY

3.75m x 3.27m (12' 4" x 10' 9") Of Upvc construction with solid side wall and French doors leading outwards to the garden beyond, tiled floor.

## FIRST FLOOR LANDING

2.23m x 1.77m (7' 4" x 5' 10") With access to both bedrooms and the central bathroom, ceiling light point.

## MASTER BEDROOM

3.83m x 2.93m (12' 7" x 9' 7") With window which provides a pleasant view overlooking the rear garden, ceiling light point and central heating radiator.

## BEDROOM TWO

3.83m x 2.38m (12' 7" x 7' 10") With two built in closets off, ceiling light point, radiator and a window overlooking the property's frontage this room can also accommodate a double bed.

## FAMILY BATHROOM

2.23m x 1.96m (7' 4" x 6' 5") With re-fitted contemporary three piece suite comprising shower bath with screen, WC plus vanity wash basin with storage. Tiling to floor and walls, towel radiator and ceiling down lights.

## REAR GARDEN

With patio space to the immediate rear large enough to entertain and artificial turfed to the remainder with timber storage outbuildings to the foot of the plot.

## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power and lighting points are fitted throughout the property.

## TENURE

Understood to be Freehold.

## MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We 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.

## COUNCIL TAX BAND

The property has a council tax rating of 'B' via Charnwood Borough Council.

## FLOOR PLANS

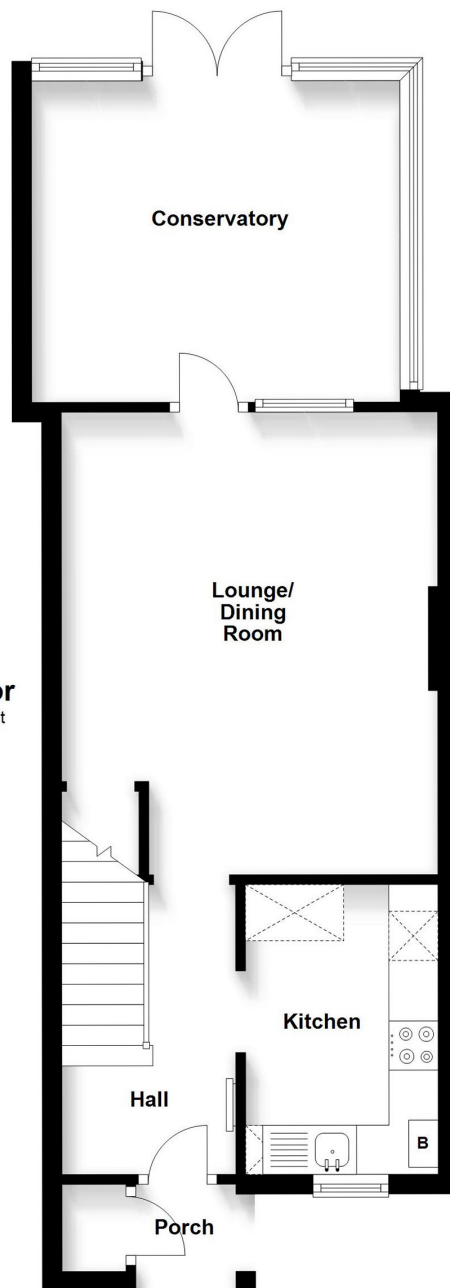
Purchasers should note that the floor plan included within the property particulars is intended to show the relationship between rooms and does not necessarily reflect exact dimensions. Floor plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

## IMPORTANT INFORMATION

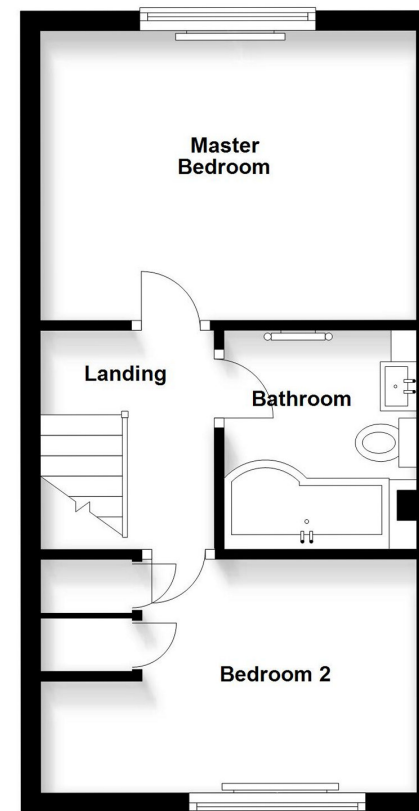
Although we endeavour to ensure the accuracy of property details, we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



**Ground Floor**  
Approx. 474.5 sq. feet



**First Floor**  
Approx. 319.9 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

