



5 Hailey Avenue, Loughborough

Leicestershire, LE114QW

MOORE
& YORK



Property at a glance:

- Semi-detached home
- Three bedrooms
- Modern appointments.
- Driveway and garage
- Rear garden with decking
- Neutral decor
- Recently re-fitted shower room
- Kitchen-diner
- Cul-de-sac location
- Close to shopping and bus routes.
- Stonebow school catchment
- Countryside walks nearby

£260,000 Freehold



A superbly presented and nicely situated three bedroomed semi-detached home in Loughborough's popular north west quarter within the sought after Stonebow primary school catchment area which is neutrally decorated and offers modern fittings throughout. The living spaces are double glazed and centrally heated and include a spacious lounge, kitchen diner and re-fitted first floor shower room. Outside the theme continues with the re-laid frontage and side driveway which leads to the detached garage and, at the rear; a good sized garden with decked seating area, lawn and workshop to the rear of the garage. Ideally situated in this quiet cul-de-sac whilst within walking distance of amenities and shopping.

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.

THE PROPERTY

The property has undergone many modernisation and improvement works during and before the current owners occupation to include a replacement central heating boiler, replacement shower room suite, Upvc double glazing, additional loft insulation and decorating to many areas as well as new garden decking and re-laid driveway/frontage.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 'D' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted. A replacement boiler, modern double glazing and further insulation have been installed since the EPC was carried out which should result in a higher score.





FRONTAGE & DRIVEWAY

Laid to granite chippings with stepping stones to the front door and additional raised gravelled area to the side of the plot leading to the detached garage which is currently used as storage having Upvc double access doors to the front elevation.

HALL

2.65m x 1.50m (8' 8" x 4' 11") max. Composite coloured door to the front elevation with inset glazing and matching side screen. Space for coats to side, door leads through to the lounge and a staircase to the rear leads upwards to the first floor landing.

LOUNGE

4.42m x 3.66m (14' 6" x 12' 0") max. With Coloured Upvc bay window to the front elevation, central heating radiator and ceiling light point plus useful under-stairs storage. A generously proportioned room with ample space for both entertaining and relaxing with the family.

KITCHEN / DINER

4.68m x 3.38m (15' 4" x 11' 1") max. With shaker style fitted base and eye level units, roll edge work surfaces and built-in oven, hob and extractor. Sink with mixer and drainer, space for appliances and ample dining room. Ceiling down-lights, two Upvc windows to the rear elevation and door leading out to the garden decking area.

LANDING

1.90m x 1.71m (6' 3" x 5' 7") With built in storage cupboard, loft hatch and doors to all three bedrooms and the shower room. Ceiling light point.

MASTER BEDROOM

3.65m x 2.81m (12' 0" x 9' 3") With almost full width Upvc window to the front elevation affording lots of natural light, radiator, ceiling light point and feature chimney breast.

BEDROOM TWO

3.35m x 2.81m (11' 0" x 9' 3") A further double room with wide Upvc window overlooking the rear garden, ceiling light point and central heating radiator.

BEDROOM THREE

2.77m x 1.89m (9' 1" x 6' 2") max into corridor. With Upvc window to the front elevation, ceiling light point and high level storage over the stairwell intrusion, a perfect home office or nursery/third bedroom with space ideal for cabin bed to the stairwell area and central heating radiator.

SHOWER ROOM

2.42m x 1.89m (7' 11" x 6' 2") max. Completely re-fitted with a contemporary suite comprising a large walk in shower space, trough wash basin and WC plus heated towel radiator and Upvc window to the rear elevation.







GARAGE STORAGE

5.11m x 2.55m (16' 9" x 8' 4") With internal lighting and power, personnel door to side and Upvc double access doors to the front elevation. Currently primarily used as storage but with potential for external office space or workshop/man cave use subject to necessary permissions.

WORKSHOP/STORE

3.22m x 2.73m (10' 7" x 8' 11") Of timber construction with door to the side elevation and window to rear. Ideal for storage, potential workshop (power is available adjacent within the garage) or even a potting shed or studio due to the full width rear window.

GARDENS

The rear garden offers a large decked space to the properties immediate rear which is large enough to easily entertain guests and family when the need arises. The raised lawn is bordered by bedding areas with raised planters at the rear, fencing to the boundaries and useful access gates to both the rear and at the side.

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.



PLOT / FLOOR PLANS

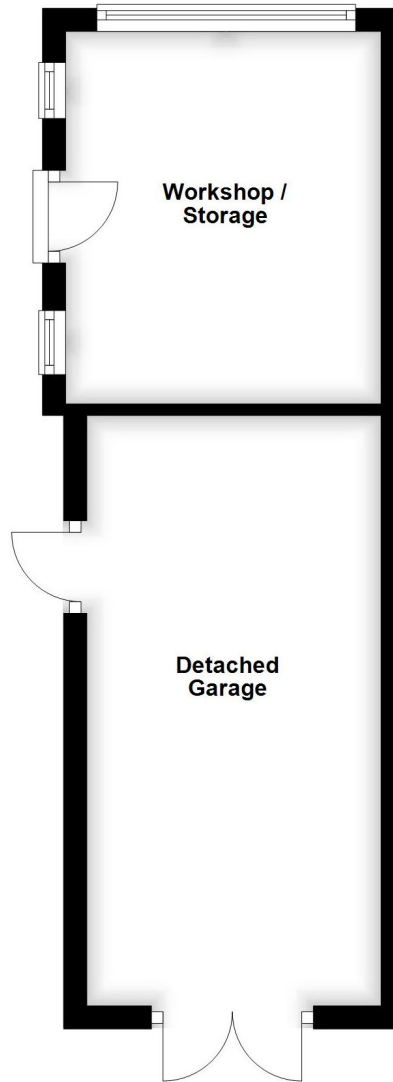
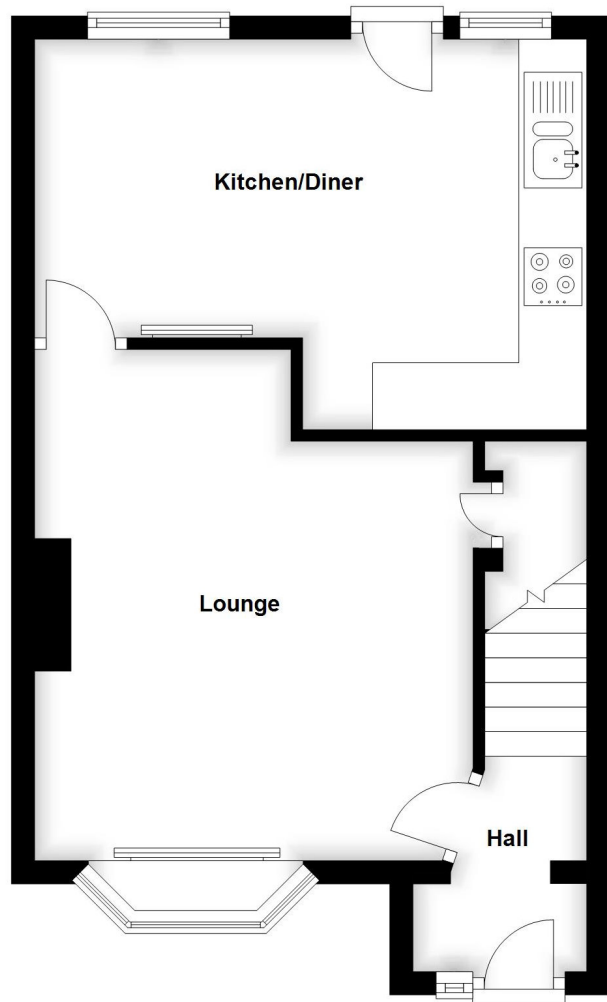
Purchasers should note that plot and floor plans included within the property particulars are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves 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.

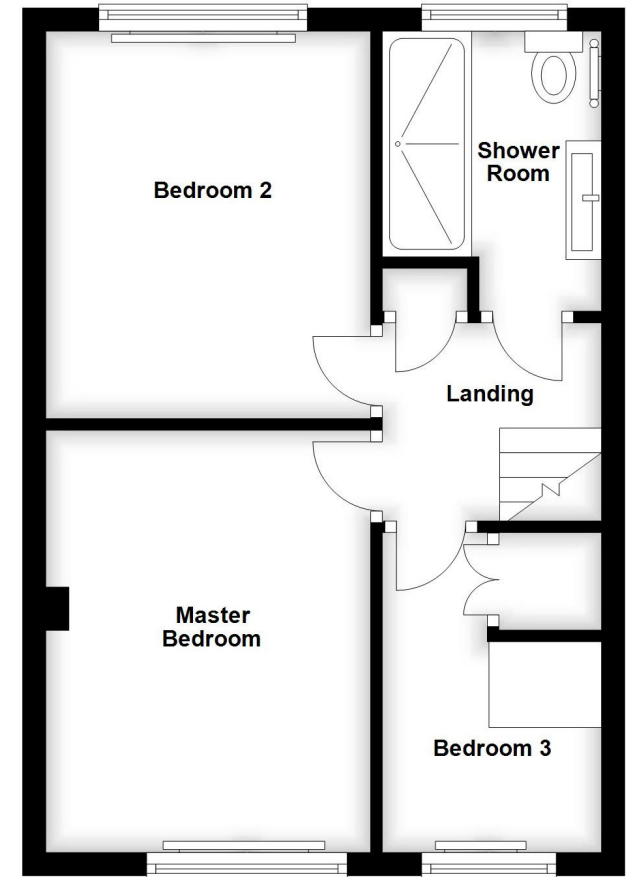
Ground Floor

Approx. 523.1 sq. feet



First Floor

Approx. 367.7 sq. feet



Total area: approx. 890.8 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

