



106 Loughborough Road, Cotes

Loughborough, Leicestershire, LE125TG

MOORE
& YORK

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	

Property at a glance:

- Three Bedrooms
- Rural Hamlet Location
- Late Victorian Period
- Spacious Lounge & Dining Kitchen
- Modernised and Upgraded Throughout
- Garden and Outbuildings
- Oil Fired Central Heating
- Close to Loughborough, Leics and Nottingham
- Railway Links Nearby
- Beautifully Presented

£285,000 Freehold



A superb, late victorian period, three character home with stunning rural situation in this popular hamlet situated for easy access to both Loughborough, Nottingham and local road/rail links. The property has been sympathetically improved throughout by the present owners creating a superbly presented and welcoming home with spacious living areas, soothing neutral decor, cosy bedrooms and stylish fittings which together deliver a most appealing and desirable dwelling.

COTES & LOUGHBOROUGH

Cotes itself is a tiny hamlet lying approximately half a mile from Loughborough's eastern fringe close to the Loughborough Mainline Railway Station and straddles the A60 which connects Nottingham to Loughborough. This former workers cottage was at sometime in the past attached either to a local farm or, more likely to the larger Prestwold Estate nearby.

Loughborough is a thriving Market/University town and 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.

The town offers a good range of major shopping

brands and a wide spread of employers plus offers a fine range of amenities including excellent day-to-day 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.

OUR VENDORS

Our vendors are looking to move within the local area and are actively looking for a property but have not yet settled on a property to purchase.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 'F' for further information and to see the full report please visit:





<https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

FRONT GARDEN

A private space with mature hedging and low level stone walling to the front boundary and with lawn, gravelling and gated pathway to the left side of the house. A canopied porch leads internally to:

LOUNGE

4.79m x 3.67m (15' 9" x 12' 0") A spacious and

welcoming room with a shuttered window and braced timber door to the front elevation, Fireplace with multi-fuel burner, stripped floorboards and complimentary 'floating' shelving flanking the chimney breast.

DINING AREA

4.78m x 2.54m (15' 8" x 8' 4") With braced sliding door to the lounge and under-stairs space with radiator and window. Space for dresser and fridge/freezer, ample dining space, ceiling light point and open to:

KITCHEN

4.13m x 2.36m (13' 7" x 7' 9") Refitted in 2018 with a quality range of shaker style units in creme with woodblock worktops, enamelled sink, built in oven, hob and dishwasher plus concealed space for a washing machine. Twin skylights and windows to all sides give a tremendously light and airy feel with a view to the garden and at the side of the room a stairwell leads up and off to:

STAIRWELL

With braced timber door leading off between the kitchen and dining spaces and the staircase then leading to the first floor landing.

FIRST FLOOR LANDING

2.52m x 1.70m (8' 3" x 5' 7") With window to the side elevation and stairwell leading off to bedroom two on the second floor. Ceiling light point, stripped boards with carpet runner and access to the bathroom and bedrooms one and three.

MASTER BEDROOM

3.64m x 2.93m (11' 11" x 9' 7") With open storage to either side of the chimney breast and filling the entire side wall, ceiling light point, shuttered window to the the front elevation.

BEDROOM THREE

2.73m x 1.70m (8' 11" x 5' 7") min. With stripped floorboards, shuttered window to the front elevation, ceiling light point and currently used as a home office.

BATHROOM

2.93m x 2.51m (9' 7" x 8' 3") Re-fitted with a full four piece suite comprising shower cubicle, roll









topped bath, WC and wash-stand style basin, feature fireplace and window to the rear elevation.

BEDROOM TWO

4.43m x 3.08m (14' 6" x 10' 1") max into restricted height areas. Accessed via its own private stairwell leading from the first floor landing (1.70 x 0.81m) and having a window to the gable end elevation affording a very pleasant aspect, eaves access off and ceiling downlights.

GARDENS AND OUTBUILDINGS

The property enjoys an excellent overall plot with the garden having two distinct areas with a good sized brick built outbuilding space (this building offers a huge amount of potential for home working, workshop gym etc subject to any necessary consents) separating the two. The area closest to the house is more simply laid to lawn with hending and the rearmost section has paved patio space, bedding plants a further lawn and a gated pedestrian access to the rear boundary. A further, smaller storage outbuilding is located in-block nearby.

SERVICES

Central heating is oil-fired and the modern Worcester floor mounted boiler is located within the kitchen. A 1225L oil tank is located externally, 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

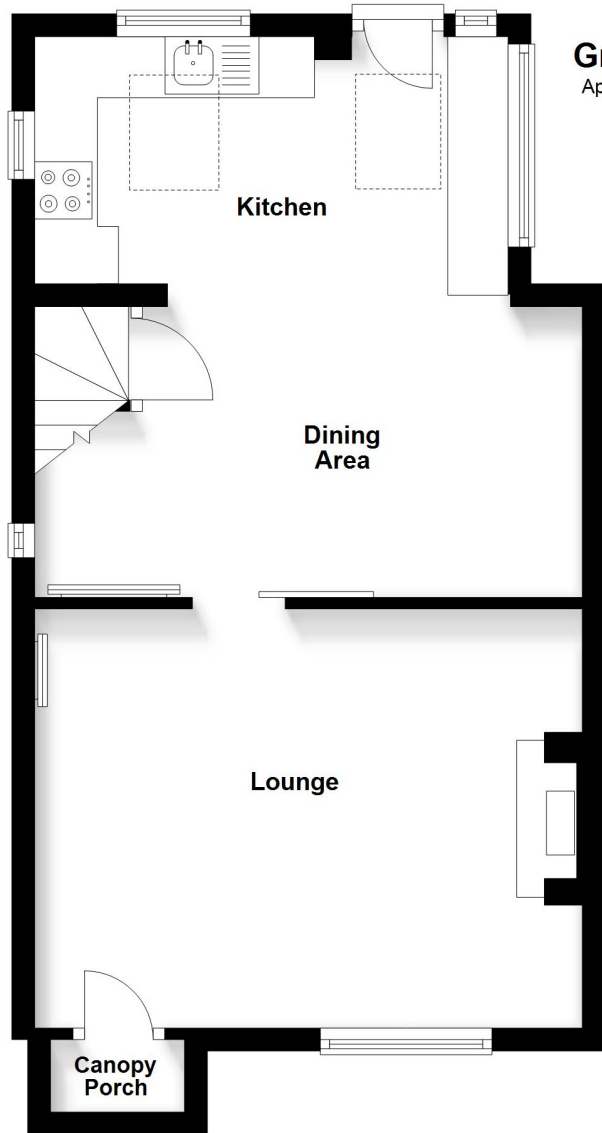
The property has a council tax rating of 'B' via Charnwood Borough Council.

PLOT/FLOOR PLANS

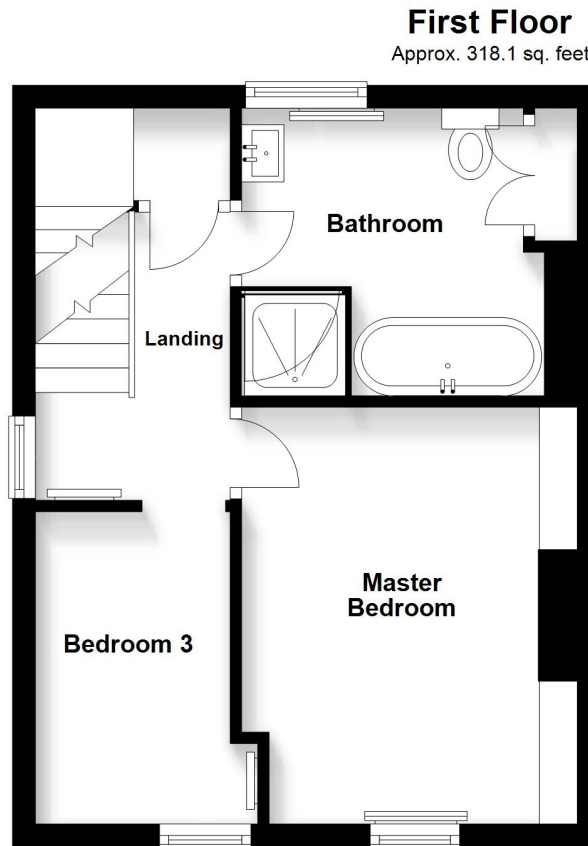
Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy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

IMPORTANT INFORMATION

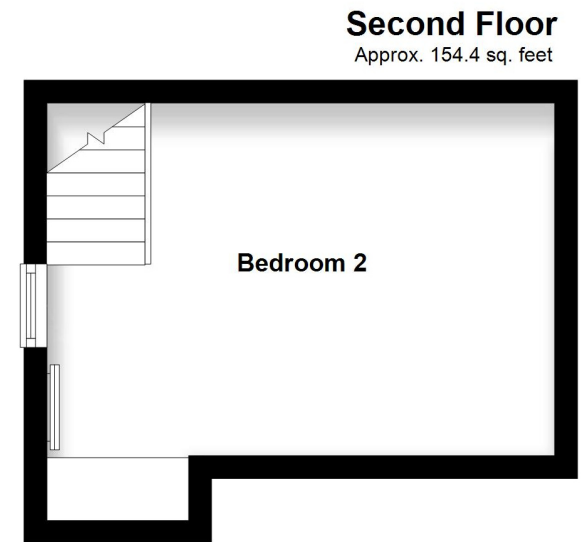
Although we endeavour to ensure the accuracy of property details, we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



Ground Floor
Approx. 428.8 sq. feet



First Floor
Approx. 318.1 sq. feet



Second Floor
Approx. 154.4 sq. feet

Total area: approx. 901.4 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"

