



45 Farndale Drive, Loughborough

Leicestershire, LE11 2RG

MOORE
& YORK



Property at a glance:

- Traditional bay fronted home
- Three bedrooms
- Extended accommodation
- Modern central heating boiler
- Excellent plot
- Detached garage
- Multi-car driveway
- Forest Side location
- Close to primary and secondary schools
- Shopping and bus routes nearby

£325,000 Freehold



This spacious three bedroom, three reception area, semi detached home has been extended at the rear to create a flexible and larger than average home situated in the sought after Forest Side of the town and close to bus routes, amenities, shopping and schooling at both Primary and Secondary level. The property is offered with no upward chain and is centrally heated with modern boiler and Upvc double glazing. The outside spaces are also impressive and include a driveway with space for multiple car and a detached garage as well as a good sized rear garden which is mature and largely unoverlooked.

LOUGHBOROUGH

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 midlands by road.

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.

EPC INFORMATION

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.

DRIVEWAY & FRONTAGE

The driveway is a good sized offering parking for multiple cars and with double gates leading to further driveway to the right hand side of the house and eventually the detached single garage which has double entry doors and a further door and window to the side elevation.





ENTRANCE HALL

4.61m x 1.76m (15' 1" x 5' 9") min. With Upvc doors to side and front elevations, additional Upvc window to the side wall, central heating radiator and ceiling light point, staircase to first floor with spindled balustrade.

LOUNGE

4.12m x 3.48m (13' 6" x 11' 5") max into bay. With Upvc bay window to the front elevation and gas fire to the chimney breast, ceiling light point and curved radiator to the bay.

SITTING & DINING ROOM

3.36m x 2.83m (11' 0" x 9' 3") and 3.63m x 3.01m (11' 11" x 9' 11") respectively. A spacious and flexible room(s) with two distinct areas both of which are easily usable as sitting or dining space with the dining room having full width patio doors overlooking the garden and the seating area a feature fire and both spaces having central heating radiators.

KITCHEN

4.98m x 2.23m (16' 4" x 7' 4") With base and eye level units providing ample storage, plentiful work surface space and having a dual aspect with Upvc windows to both rear and side elevations. ceiling light point, radiator, wall mounted boiler and space for several appliances under the counter-top.

FIRST FLOOR LANDING

2.19m x 1.94m (7' 2" x 6' 4") A light and airy space with Upvc window to the side elevation, ceiling light point and doors off to all three bedrooms and the shower room.

MASTER BEDROOM

4.39m x 3.09m (14' 5" x 10' 2") With wardrobes to either side of the central chimney breast, ceiling light point and curved radiator to the Upvc double glazed bay.

BEDROOM TWO

3.37m x 3.01m (11' 1" x 9' 11") With fitted wardrobe and corner unit, central heating radiator and ceiling light point. Upvc window overlooks the rear garden.

BEDROOM THREE

2.58m x 2.23m (8' 6" x 7' 4") Upvc window to the front elevation, ceiling light point and fitted double wardrobe.

SHOWER ROOM

2.38m x 2.23m (7' 10" x 7' 4") With fitted storage, integrated WC and wash-basin, offset quadrant shower cubicle and ceiling down-lights plus radiator, lino flooring and obscure Upvc window to the rear elevation.









DETACHED GARAGE

With double access doors, light and power, door and window to the garden elevation and in-block stores with separate access to the rear of the building.

GARDENS

A mature space and large without tipping into unmanageably so. Mainly laid to lawn with patio space and planting interspersed for interest. Largely un-overlooked due to trees and shrubbery to the rear of the plot providing excellent screening.

SERVICES

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

COUNCIL TAX BAND

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

TENURE

We understand the property is held Freehold.

MAKING AN OFFER

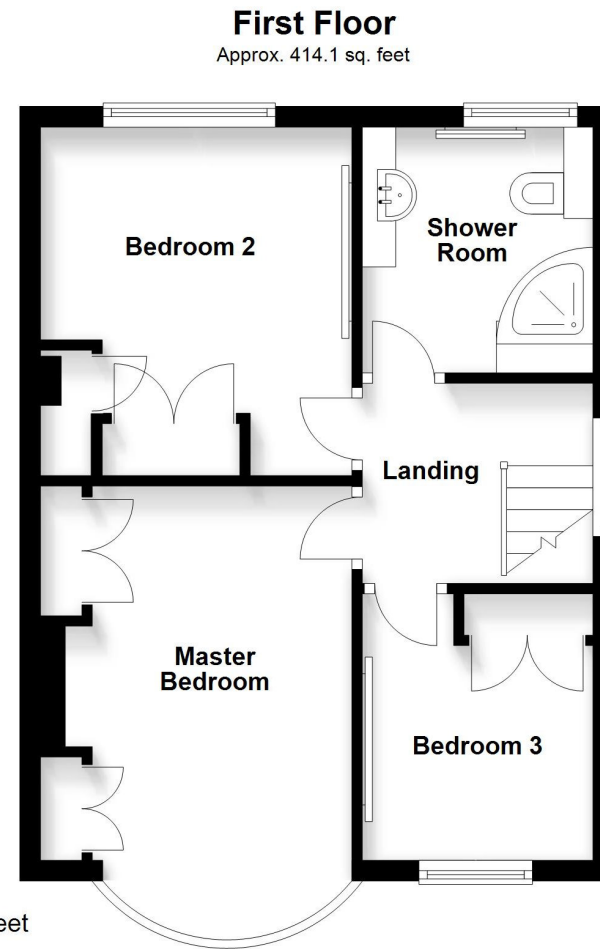
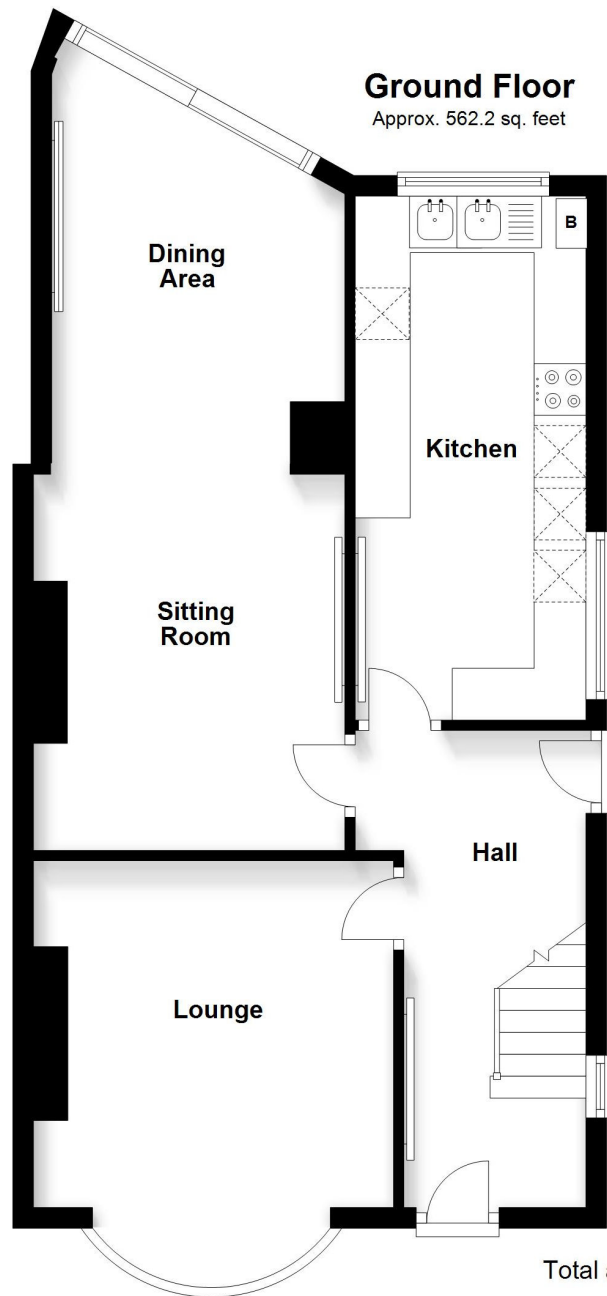
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, 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.

FLOOR/PLOT 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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



Total area: approx. 976.4 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

