



69 Farndale Drive, Loughborough

Leicestershire, LE11 2RG

MOORE  
& YORK





### Property at a glance:

- Three Bedroom Semi Detached
- Ready to move in!
- Excellent access to travel routes
- Super plot
- Plentiful parking and garage.
- Spacious & Well Appointed Throughout
- Re-fitted kitchen and bathroom
- Offered with no upward chain
- Forest side location
- Schools and shopping nearby

**£325,000 Freehold**



A really lovely semi detached home in this highly sought after Forest Side address with a wider than average plot, driveway parking, garage and well presented and spacious accommodation which is centrally heated and includes a large through-lounge, dining room/conservatory with insulated roof and re-fitted kitchen as well as two double and one single bedrooms plus modern bathroom on the first floor. Outside you will find a generously proportioned driveway of setts and mature private gardens to the rear. Shopping, primary and secondary schooling and bus routes are all within walking distance.

### 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.



### ENERGY PERFORMANCE CERTIFICATE

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.

### DRIVEWAY & FRONTAGE

The property's frontage is mainly laid to a drive of attractive tumbled setts with hedging to the right side and a raised bed with a variety of plants to the left and provides comfortable parking for two/three vehicles depending on proportions.

### ENTRANCE HALL

2.63m x 2.59m (8' 8" x 8' 6") overall. With stair case to the first floor and useful cloaks storage space beneath. Central heating radiator and doorways off to the through lounge and re-fitted kitchen.









## THROUGH LOUNGE

6.14m x 3.49m (20' 2" x 11' 5") An impressively spacious room with central minster fireplace as the main feature and two central heating radiators as well as a bay window to the front elevation and patio doors leading rearwards to:

## CONSERVATORY DINING ROOM

3.34m x 2.88m (10' 11" x 9' 5") A Upvc construction with brick base and recently insulated roof and a central heating radiator now making year round use possible with a lovely aspect to the garden and French doors to the patio, multiple down lights, fitted blinds and currently in use as a home office space (photo shows use as dining room).

## KITCHEN

4.24m x 2.59m (13' 11" x 8' 6") having a re-fitted range of contemporary shaker style base and eye level units with complementary work-surfaces and sink, extractor hood and space for appliances as well as UPVC double glazed window and door to rear and side respectively with the door leading to a covered in walkway leading on to the garage and with front/rear UPVC access doors to the garden and driveway.

## SIDE ENTRY/WALKWAY

5.55m x 0.98m (18' 3" x 3' 3") Upvc glazed to front and rear creating a useful connecting space leading to the garage which offer storage and a utility space.

## FIRST FLOOR LANDING

4.16m x 2.59m (13' 8" x 8' 6") max into stairwell. With Upvc window to the front elevation, loft hatch and solid balustrade with access off to all three bedrooms and the family bathroom.

## MASTER BEDROOM

3.49m x 2.95m (11' 5" x 9' 8") minimum plus bay. With curved Radiator to the Upvc bay and ceiling light point plus plenty of space for furniture.

## BEDROOM TWO

3.49m x 3.04m (11' 5" x 10' 0") Inc Airing. With built in 'airing' cupboard to the corner which contains the modern central heating boiler. Upvc window overlooking the rear garden and central heating radiator.

## BEDROOM THREE

2.59m x 1.84m (8' 6" x 6' 0") with sliding access door and window to the rear elevation overlooking the garden, ceiling light point and central heating radiator.

## BATHROOM

2.30m x 1.60m (7' 7" x 5' 3") A modern space with plenty of room for young family use and a three piece suite including a panelled bath with shower, screen and full height tiling, vanity wash basin with storage and close coupled WC. Two UPVC windows to the side elevation, central heating radiator and ceiling light.

## GARAGE

Easily accessible via the aforementioned covered passageway so ideal for extra fridges for garden entertaining and having Up/Over door to front and side access door, space for utility area and space for dryer. Power and lighting laid on.

## REAR GARDEN

A generous and mature space with good sized patio at the immediate rear, lawn and plenty of shrubs and plants to provide interest through the seasons. The top section of the garden is just as interesting with sheds, greenhouse and summer house. There is also a small feature pond to the left hand side, to the rear of the conservatory.

## COUNCIL TAX BAND

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

## 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. 1155.4 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



