



ROY GREEN
CHARTERED SURVEYORS

LETTING & ESTATE AGENTS

271 Forest Road,

Woodhouse | Loughborough, Leicestershire | LE12 8TZ



A truly charming and stunning character home offering versatile living space and a property that must be viewed to fully capture. This extended and much improved property has been tastefully fitted throughout and comprises Original entrance porch, Lounge, Kitchen/Dining/Living, Secondary Entrance Hallway, Living Room, Utility, WC, First Floor Landing, Three Bedrooms, each with an En Suite. From the front, side and rear of the property are stunning, beautifully kept gardens as well as off road parking that leads to a detached Garage. This charming home lies within the heart of Charnwood offering access to well known local beauty spots within the National Forest, including Bradgate Park, Beacon Hill, Cropston Reservoir, Broombriggs Farm and Jubilee Wood. PLEASE VIEW OUR VIRTUAL VIEWING VIDEO FOR MORE DETAIL.

Asking price £595,000



271 Forest Road,

ENTRANCE HALL

With a window to the front aspect, radiator, power point and door to:

LOUNGE 14'3 x 12'1

Benefiting from a window to the front aspect, radiator, power points, TV point and door to the stairway leading to the first floor and a door to:

KITCHEN/DINING/LIVING 20'6 x 17'1

There are wall and base units with work surfaces, sink with mixer tap and drainer, integral oven, grill, hob with extractor, integral dishwasher, space saving waste storage, wine rack, power points, windows to the side aspect, TV point, feature fire surround, French doors to the rear courtyard and doors also to:

SECOND ENTRANCE HALL 8'6 x 6'9

There is a window to the side aspect, power points, airing cupboard, radiator and doors to:

LIVING ROOM 19'11 x 13'11

Benefiting from a bay window to the side aspect, window to the front, radiator, power points, TV point, Gas coal effect fire with feature surround and French doors to the garden.

UTILITY

Having wall and base units with work surface, sink with mixer tap, plumbing for a washing machine, window to the side aspect, power points, door to the rear courtyard and door to:

WC

Comprising a low level WC, Wash hand basing, Heated towel rail and a window to the rear aspect.

FIRST FLOOR LANDING

With a loft access, window to the side aspect, power point and doors to:

MAIN BEDROOM 15'3 x 11'

Benefiting from a window to the rear aspect, radiator, power points, featured surround and access through to:

EN SUITE

Comprising a low level Wash hand basin, Bath with Shower over, WC, Complimentary tiling, Window to both sides, and a heated towel rail and radiator.

SECOND BEDROOM 12'11 x 12;4

Benefiting from a window to the front aspect, radiator, power points, fitted wardrobes and door to:

EN SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling and a Heated towel rail.

THIRD BEDROOM 8'11 x 8'1

Having a window to the side aspect, radiator, power points and door to:

EN SUITE

Comprising a low level WC with Wash hand basin and a Walk in Shower with Complimentary tiling.

GARDENS

With extensive frontage with and beech hedgerow, the front gardens are a particular feature of the property, manicured lawns with stocked perennial borders, boxed hedgerows, climbing roses, central pathway leading to front and rear door. The driveway in turn leads to the pitched roof garage with Swithland

slated roof, granite and brick exterior, power and light, personal door to the rear gardens. To the rear of the garage there is general storage for dustbins, compost etc. Outside there are ornamental lights, and gated access leads to the private and beautifully landscaped rear gardens, with feature central summer house, double doors and multi pane windows to side, brick built general store, patio, shaped lawns, fruit trees, stocked perennial borders, screen fencing to boundaries, and further flagstone style patio area.

PARKING

From the front there is ample off road parking that leads to:

DETACHED GARAGE

With an up and over door and the facilities of both power and lighting.

WOODHOUSE VILLAGE

The sought after village of Woodhouse is situated in between the rolling hills of the Charnwood Forest with its many scenic walks and golf courses and is particularly well known for its popularity in terms of convenience for ease of access to the centres of Leicester and Loughborough, the East Midlands International Airport at Castle Donington and the M1/M42/M69 motorway network for travel North, South and West.

Property at a Glance

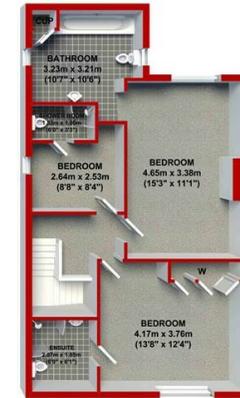
- GRADE II LISTED COUNTRY COTTAGE
- PRIVATE MATURE GARDENS
- AMPLE OFF ROAD PARKING
- TASTEFULLY REFURBISHED
- CHARMING CHARACTER THROUGHOUT
- PRESTIGIOUS VILLAGE LOCATION
- 2.6 MILES TO BARROW UPON SOAR
- 3.2 MILES TO LOUGHBOROUGH
- 9.6 MILES TO LEICESTER CITY CENTRE
- COUNCIL TAX BAND - F



Roy Green

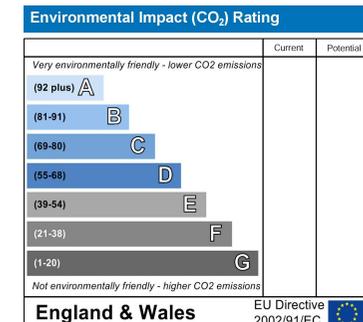
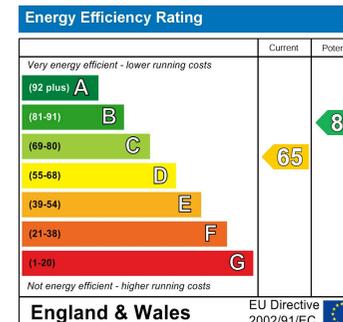
Pride In Property

271 Forest Road



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The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ

Tel: 0116 235 3009

Email: sales@roygreen.co.uk

5 High Street, Barrow Upon Soar,
Loughborough, Leicestershire, LE127 8PY

Tel: 01509 274 474

Email: lisa@roygreen.co.uk



www.roygreen.co.uk