



Clowbridge Drive

Loughborough

- No upward chain
- Detached family home with huge potential
- Prime location in sought-after Loughborough area
- Spacious living throughout
- Bright conservatory with garden views
- Four spacious bedrooms
- Driveway parking and detached garage
- EPC Rating D / Council Tax Band D / Freehold

General Description

This four-bedroom detached family home is located in a highly sought-after area of Loughborough and presents an exciting opportunity for personalisation. While some modernisation is required, the property offers immense potential. This property is also offered with no upward chain.

Accommodation

The accommodation comprises an entrance hall, a spacious living room, kitchen, and a separate dining room—ideal for entertaining or family meals. A bright and airy conservatory extends the living space, offering views over the rear garden and a peaceful spot to relax. Upstairs, there are four bedrooms, one of which is currently configured as a dressing room but could easily be returned to its original use. The principal bedroom benefits from a private en suite, while the remaining rooms are served by a well-appointed family bathroom.



Location

Loughborough is a vibrant University town offering an excellent range of facilities including shopping, cinema and leisure centre. Close by there is schooling of all grades including the popular Mountfields Lodge Primary School and Woodbrook Vale Secondary School, both of which have good Ofsted ratings. The nearby M1 allows for easy access to Leicester, Derby, Nottingham and East Midlands Airport. Loughborough train station provides a regular mainline service to London St Pancras.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Melton Mowbray, 21 Market Place, Melton Mowbray, LE13 1XD.

Tenure

Freehold

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Charnwood Borough Council, Southfield Rd, Loughborough LE11 2TR. Council Tax Band D.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

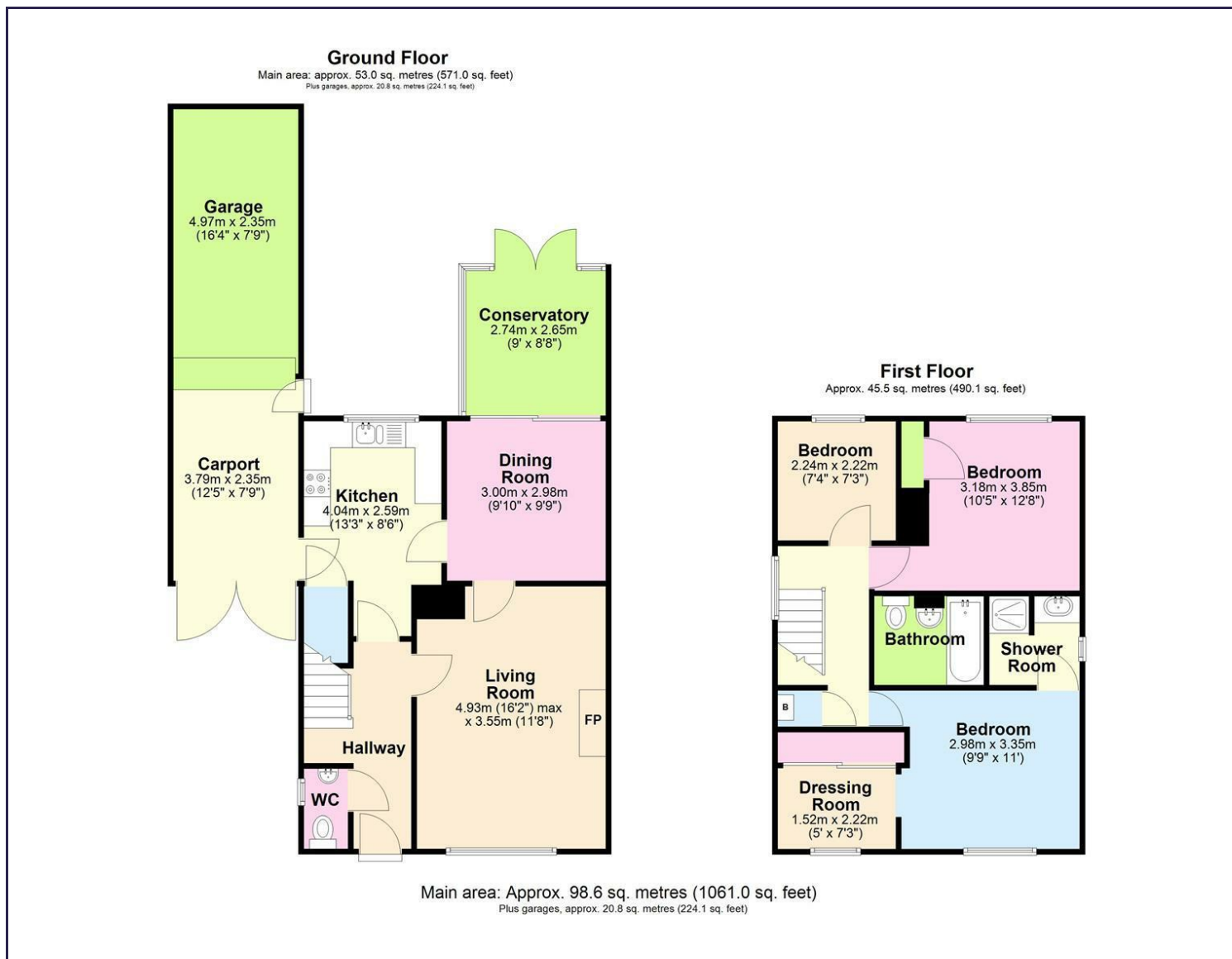
Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





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