

# Oldershaw Road

Loughborough, LE12 6NG



This three bedroom semi-detached bungalow offers spacious accommodation, a detached garage/workshop, a private rear facing garden and a low maintenance front garden with a driveway for off road parking. An ideal purchase for, professional couples, families or those wishing to downsize.

£280,000

John German

East Leake is surrounded by lovely countryside and the village affords a full range of amenities to include doctors surgery, a range of shops, boutiques, pubs and restaurants. Excellent schooling and superb commuter networks with access to Loughborough, Nottingham and Leicester via the M1, A46 and A6. There are also accessible bus routes to Nottingham and Loughborough.

Accommodation comprises; three bedrooms, family bathroom, open plan lounge dining room, kitchen. There is a loft space which could be used as storage or with the relevant permissions granted as another room (purchasers to seek their own advice).

Externally, the garden enjoys a good level of privacy with side access to the detached garage/workshop.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Garage & driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)

**Our Ref:** JGA/06032025

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		<p><b>John German</b> </p>
<p>Ground Floor Building 1</p>		
	<p>Floor 1 Building 1</p>	
<p>Ground Floor Building 2</p>		<p><b>Approximate total area<sup>(1)</sup></b></p> <p>1054.43 ft<sup>2</sup></p> <p>97.96 m<sup>2</sup></p>
		<p>(1) Excluding balconies and terraces</p>
		<p>Reduced headroom</p> <p>----- Below 5 ft/1.5 m</p>
		<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

OnTheMarket

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RICS

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naea  
propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

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## Agents' Notes

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