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.

Offers over £250,000



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 www.rushcliffe.gov.uk

Our Ref: JGA/06032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit checkand therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer/donor will be required to be paid i advance when an offer is agreed and prior to a sales memorandum being issued.













John German 🧐





Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

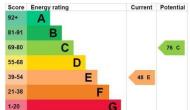
Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this

surveyor. In making that decision, you should know that we receive up to £90 per referral.



OnTheMarket











01509 856006

eastleake@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent