





Estate", with good size rear garden, single garage and plenty of driveway parking, within easy reach of local amenities.

£280,000



This fantastic home would make an ideal purchase for first time buyers, professional couples, families or those wishing to downsize.

The property is located within one mile of the village centre where a wide variety of shops and amenities can be found including doctor's surgery, dental practice, chemist, opticians and library. There is also a Co-op supermarket, bakery, greengrocers, as well as several coffee shops, pubs and eateries.

Nearby conurbations of Loughborough (4m), Nottingham (8m), Derby (13m) and Leicester (13m) are easily accessible by car and regular bus service. Main line rail services are available from East Midlands Parkway (4m) and Loughborough (4m). East Midlands Airport is approximately 20 minutes away by car and while commuter access to the M1 and A46 is excellent.

Accommodation comprises; three bedrooms, family bathroom, lounge/diner and extended kitchen. The current owners have carried out significant works to the property, since occupation, including installation of a new bathroom, new boiler, new carpets, re-plastering and redecoration throughout.

Externally, the property has a well sized east facing rear garden with two patio seating areas, making the most of both the morning and evening sun. To the front, the driveway offers plentiful parking while the single garage is of ample size for storage or further parking.

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: Drive

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

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

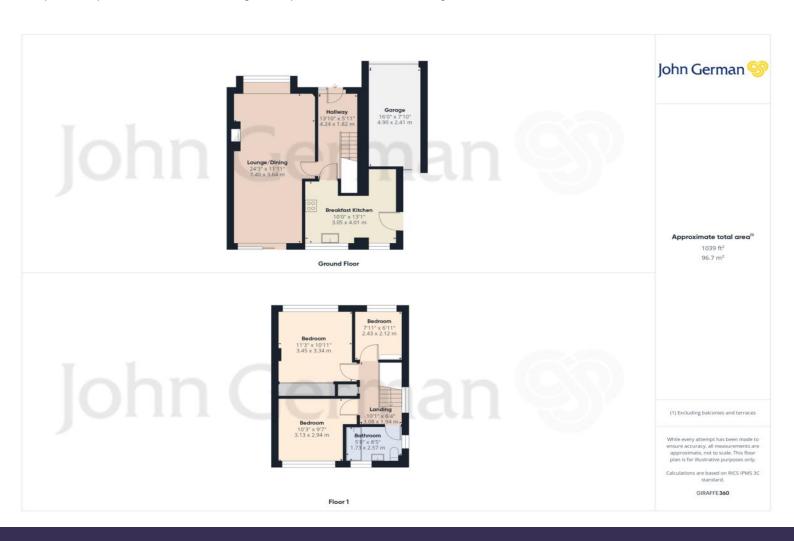
Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency www.rushcliffe.gov.uk

Our Ref: JGA/12052025

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John German 🧐





Agents' Notes

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