

Tiverton Road  
Loughborough, LE11 2RZ

John German









# Tiverton Road

Loughborough, LE11 2RZ

Offers in the region of £375,000

Standing prominently on this highly regarded road on the Forest side of town, the property is ideal for modern family living, with a wealth of living space and rear views out towards the Outwoods.

Offered to market with no upward chain.





Set back from the road with a tarmac driveway offering off road parking, there is an adjacent front garden laid to lawn.

The front door opens to the hallway, having a useful storage cupboard, guest cloakroom, stairs rising to the first floor and doors leading off to the downstairs rooms. Being generously proportioned, the lounge has two double glazed windows to the front aspect, with a feature exposed brick fireplace and access given through to the contemporary open plan kitchen/diner. Having both eye level and base storage units, with work surface over, this family-friendly space has a range of integrated appliances including oven, hob, overhead extractor, with additional appliance space for a washing machine and dishwasher. Natural light floods in from the rear, with the dining area having patio doors opening to the garden. Adjacent to the ground floor cloakroom, the utility cupboard has appliance space with plumbing for a washing machine and tumble dryer.

The first floor has a spacious landing with doors off to the four bedrooms and the family bathroom. Whilst two are currently utilised for home working, the bedrooms are all well proportioned – highlighting the properties suitability for family living. Bedroom one has the benefit of its own en suite, incorporating an enclosed shower cubicle, WC, hand wash basin and heated towel rail. The second bedroom offers built in storage, with the double glazed window to the rear aspect having far reaching views towards The Outwoods. The family bathroom is fitted with a four piece suite, including a panelled bath, enclosed shower cubicle, WC and hand wash basin.

Externally, the property enjoys a decked terrace to the rear offering an ideal space to sit and enjoy warm summer evenings. Steps lead down to the lawn, with planted borders and two garden sheds.

In addition to the off road parking provided by the driveway, there is a garage having an up and over door to the front.

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

**Property construction:** Brick

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas central heating

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

**Broadband type:** Fibre - 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:** Charnwood Borough Council / Tax Band D

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

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

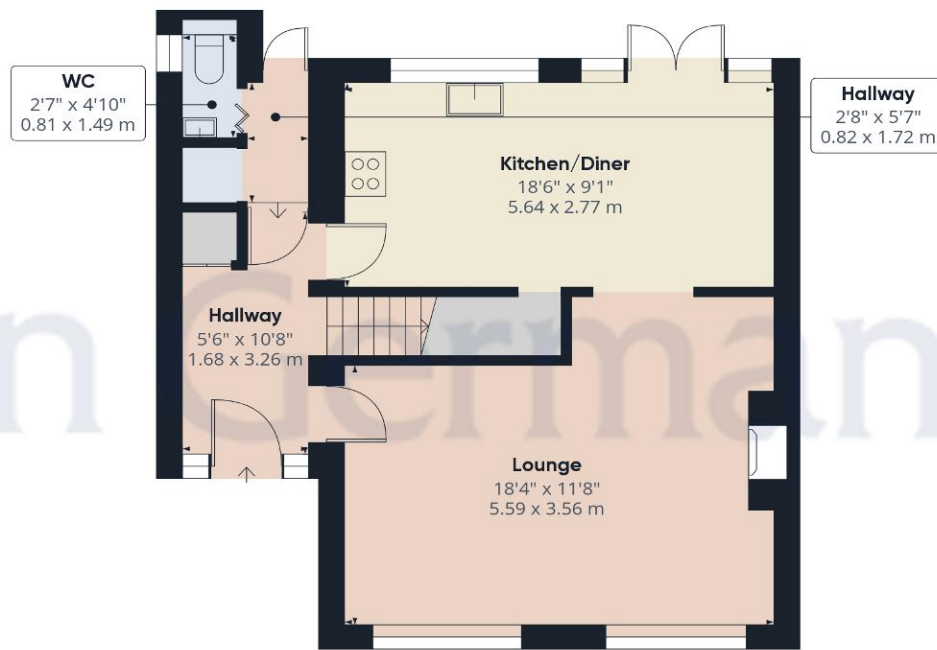
**Our Ref:** JGA/08022024

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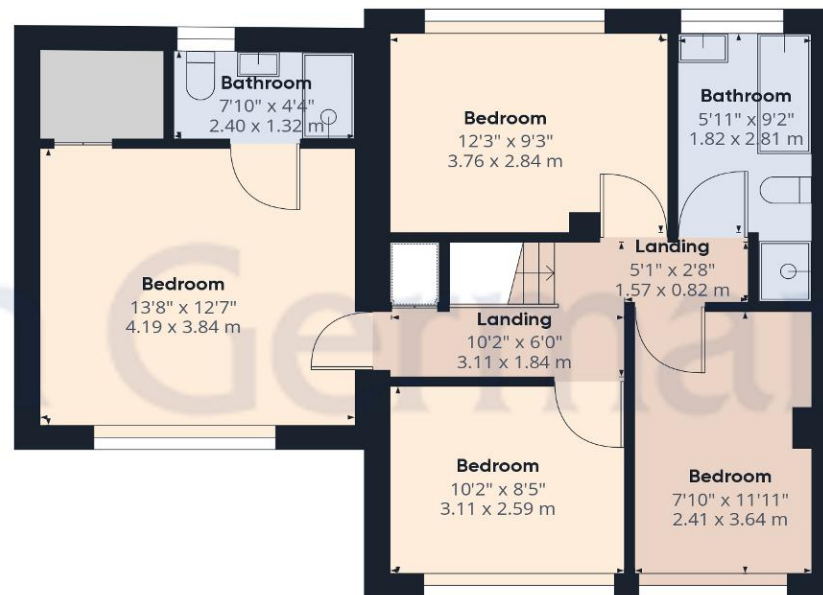






Ground Floor

**Approximate total area<sup>(1)</sup>**  
1221.25 ft<sup>2</sup>  
113.46 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





### Agents' Notes

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

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



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