

# Martindale Close

Loughborough, LE11 3RF

John   
German









# Martindale Close

Loughborough, LE11 3RF

Guide Price £365,000

Enjoying a secluded cul de sac position on the sought after forest side of town, this spacious family home is offered to market with no upward chain, benefiting from a front and rear garden, integral garage and ample off road parking.





Located on the sought after forest side of Loughborough, this impressively spacious three bedroom family home enjoys an enviable corner plot on this secluded cul de sac, boasting a superb front and rear garden.

The driveway offers ample off road parking, with the integral double garage having an up and over door to the front. Entering through the front door, the hallway has doors off to the downstairs rooms as well as stairs rising to the first floor. The ground floor comprises a guest cloakroom, two reception rooms, and the kitchen/diner.

Being the principal reception room, the lounge features both wall and ceiling mounted light points, with a double glazed window looking out over the rear garden. There is a feature fireplace and surround, with double doors giving access through to the adjacent dining room. Providing a formal dining space, this additional reception room also features wall and ceiling mounted light points, with a double glazed patio door looking out and also giving access to the rear garden. The kitchen/diner hosts a comprehensive range of both wall and base level storage units, with work surface over. There are tiled splashbacks, with integrated appliances including an oven, electric hob and overhead extractor as well as a sink and drainer unit beneath the double glazed window. There is further appliance space for a dishwasher, washing machine and fridge freezer.

Upstairs, the property has three very well proportioned bedrooms in addition to the family bathroom. The landing area is surprisingly spacious, with the potential to be utilised as a study/home working area. The adjacent airing cupboard offers plentiful storage.

Bedroom one is an excellent double, having a window to the front aspect, integrated storage cupboards and the benefit of its own en suite shower room, being part tiled with an enclosed shower cubicle, low level WC and hand wash basin. The second bedroom is another double, again having integrated storage whilst bedroom three is a single, currently utilised as a home office/study. Completing the first floor is the family bathroom, with part tiling to the walls and a suite hosting a panelled bath, low level WC and pedestal hand wash basin.

Externally, the mature rear garden is a fantastic space. Enjoying a patio to the immediate rear there is also a sizeable lawn and pond. The planted borders host a variety of plants and shrubs, with gated side access leading round to the driveway.

**Note:** The property is being sold subject to the grant of probate

**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

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

**Broadband and type:** TBC - 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 E

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

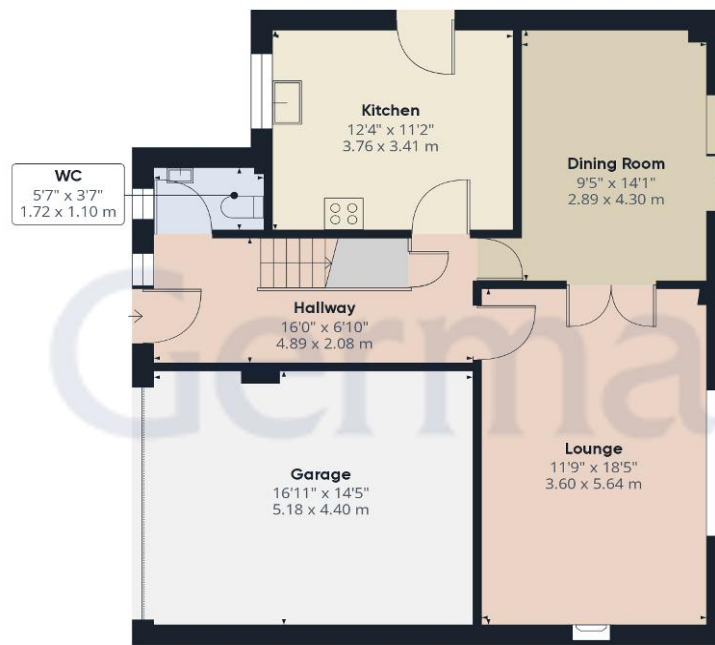
[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA28032024

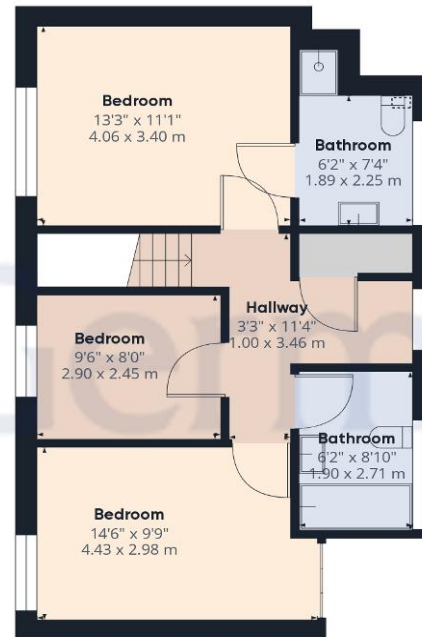








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1435.61 ft<sup>2</sup>

133.37 m<sup>2</sup>

**Reduced headroom**

0.67 ft<sup>2</sup>

0.06 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360





## 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.

## Referral Fees

**Mortgage Services** - We routinely 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.

**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.

**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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

[loughborough@johngerman.co.uk](mailto:loughborough@johngerman.co.uk)

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

[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent





