

Carnation Road

Loughborough, LE11 2UU

John 
German





Carnation Road

Loughborough, LE11 2UU

£375,000



Offered to market with no upward chain this attractive and modern family home enjoys an enviable plot set back from the road with a private driveway that serves just one other property.

Constructed in 2017, this modern and detached family home enjoys a pleasant position on the development, being set back from the road accessed via a private driveway which serves just one other property. There is a green space to front which provides open views.

A driveway provides off road parking and the integral garage having an up and over door, the entrance door opens to the hallway with stairs rising to the first floor. A door opens into to the lounge that is a spacious reception room, the lounge has a charming bay window to the front aspect and an understairs storage cupboard. Double doors open through to the kitchen/diner that presents a functional and sociable space. The kitchen is smartly presented having a range of modern storage units, work surface and integrated appliances including an oven, gas hob, overhead extractor, dishwasher and fridge/freezer. The dining area features double patio doors which open to the rear garden.

Completing the downstairs is the utility room having undercounter appliance space with plumbing for a washing machine and the adjacent cloakroom with WC and hand wash basin.

To the first floor, the landing has doors off to the four bedrooms and family bathroom. Bedroom one is particularly noteworthy, with a vaulted ceiling and feature double glazed window to the front aspect, integrated storage and the benefit of its own en suite shower room.

The three remaining bedrooms are well proportioned and are serviced by the family bathroom, part tiling to the walls and a white suite having a panelled bath with shower over, WC, hand wash basin and heated towel rail.

The rear garden has both a patio and lawn surrounded by attractive display borders. Gated side access leads to the driveway.

Note: The property is being sold subject to the grant of probate, which we understand has been applied for.

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

Property construction: Brick

Parking: Drive plus additional 2 bay parking space shared with neighbour

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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

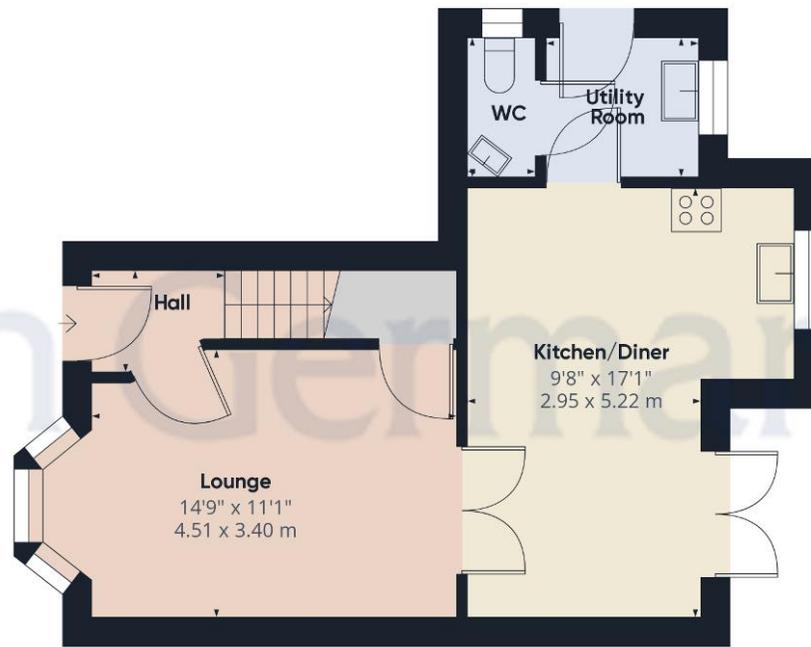
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04042024

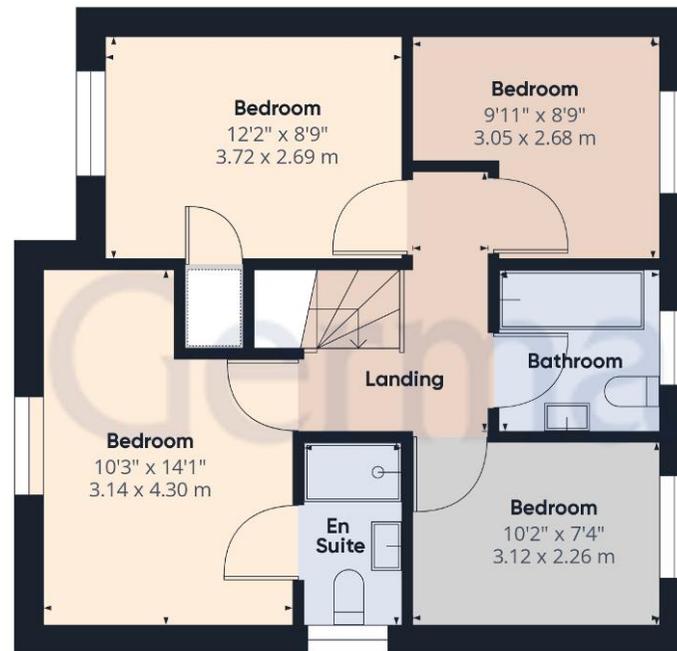
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

995.51 ft²

92.49 m²

(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.

GIRAFFE 360



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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	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

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



