

Tiverton Road
Loughborough, LE11 2RU

John German





Tiverton Road

Loughborough, LE11 2RU

£325,000

This well presented extended four bedroom semi detached property is full of features including a large garage, secure rear gardens and multiple reception rooms. The property is ideally located close to local schools, parks and in close proximity to Loughborough town centre.



As you pull up to the home you will see the large driveway and garage. Through the front door you enter the main hallway, to the left there is a large open plan living/dining area which backs onto the rear garden and can be accessed through large patio doors. The room itself benefits from carpets, neutral décor and feature fireplace.

At the end of the hallway you come to the kitchen which is fitted with both undercounter and overhead cupboards, in built fridge/freezer and electric oven. Through a door you come into the utility room with extra storage and room for appliances, the downstairs cloakroom is also located here.

There is another reception room beyond the utility, this room is currently used as an office but would also make a fantastic formal dining area or second lounge, it benefits from laminate flooring and neutral décor and has access to the rear gardens.

The generous rear garden features well maintained lawns, garden beds and a large deck for entertaining.

The first floor offers four bedrooms and the family bathroom. The master suite is a fantastic size and features an ensuite with a wash hand basin, WC and shower. The bedroom itself benefits from carpets and modern décor.

Bedroom two is a great size and features large mirrored built in wardrobes and benefits from carpets and bright décor. Bedroom three is also a spacious double room and benefits from neutral décor and carpets. Bedroom four is currently used as an office but is big enough for a fourth bedroom, it benefits from carpets and neutral décor. The family bathroom consists of a large bath with an overhead shower, vanity wash hand basin with storage and WC.

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: 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 C

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

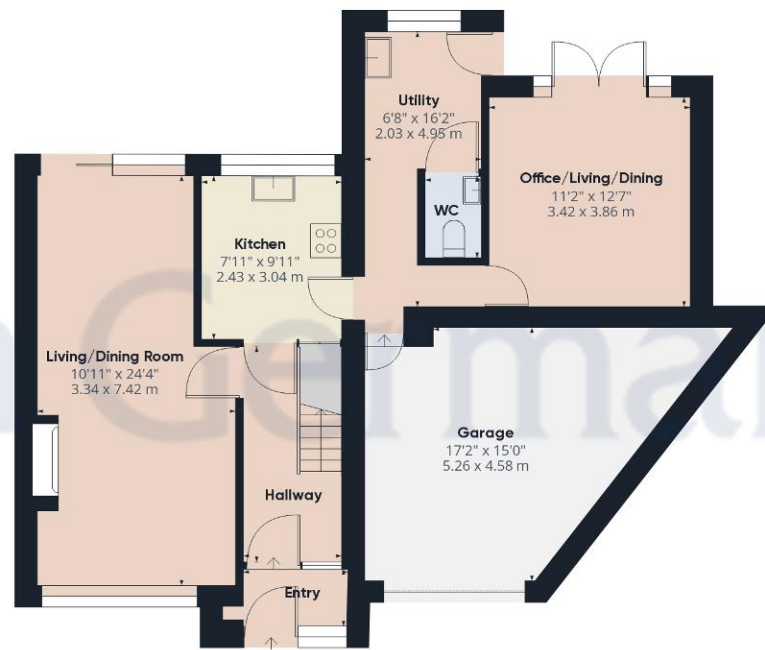
www.charnwood.gov.uk

Our Ref: JGA/23042024

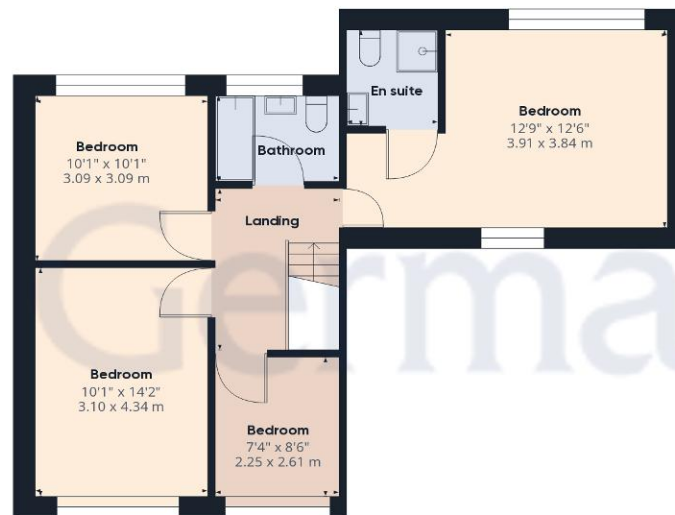
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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⁾
 1563.96 ft²
 145.3 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 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



