

# Castledine Street

Loughborough, Leicestershire, LE11 2DX

John   
German






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Offers In Excess Of £550,000

A photograph of a well-maintained garden. On the left is a light-colored wooden shed with a large arched door. The garden has a green lawn, a white wooden chair, and various plants and trees, including a large tree with pink blossoms and a red-leafed tree. In the background, there is a wooden structure, possibly a pergola or a small house.

An immaculate semi detached character property is jam packed full of features including off road parking, multiple reception rooms, renovated kitchen and lovely character and charm throughout. Located on arguably one of Loughborough's best streets, this home is ideally located close to local schools, shops and the town centre.

As you pull up to the home you will first see the driveway and lovely character façade, through the front door you enter the main hallway. You are greeted by high ceilings and lovely solid timber floors. At the end of the hallway you will find the conveniently placed downstairs cloakroom.

To the left of the entry you come into the main lounge, this light and bright room benefits from neutral décor, ornate ceilings, bay window, timber floors and feature fireplace with beautiful tiling.

To the right hand side of the entry you enter the open plan kitchen/dining room which is a lovely bright space and the real hub of the home, The renovated kitchen is excellent quality with both overhead and undercounter storage, stone benchtops and a range of in built appliances. The dining space sits adjacent to the kitchen and is a fantastic space to entertain, featuring stunning timber flooring and neutral décor. There is also access to the rear gardens from the dining room through double doors.

The secondary reception room is located next to the kitchen/dining room. This beautiful room adds so much flexibility to the floorplan with timber flooring and natural light through the lovely aspect to the rear garden.

To the rear of the home there is a bonus office room, ideal for a home worker.

The rear gardens are a lovely space to entertain with family and friends and consist of a wonderful patio area, neat lawns and lovingly maintained mature garden beds and trees.

There is also a separate outhouse that is currently used an outside utility room with great storage options and room for appliances.

The first floor consists of four secondary bedrooms and family bathroom which has a suite comprising a large bath with overhead shower, vanity sink with storage and WC.

Bedroom two is a fantastic size which benefits from timber floors, bright décor and character fireplace. Bedroom three again is very spacious and benefits from timber floors, feature fireplace and bright décor while bedroom four is the rear of the home, that again is easily a double bedroom and features timber floors and neutral décor. Bedroom five is a single bedroom with timber floors and is currently used as a dressing room but would make an ideal children's bedroom or home office.

The second floor features the master suite a spacious bedroom having timber flooring and great natural light from its dual aspect. It has the luxury of its own en suite with a shower, WC and sink, being a lovely bright space due to the skylight.

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

**Property construction:** Traditional      **Parking:** Drive      **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 E

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

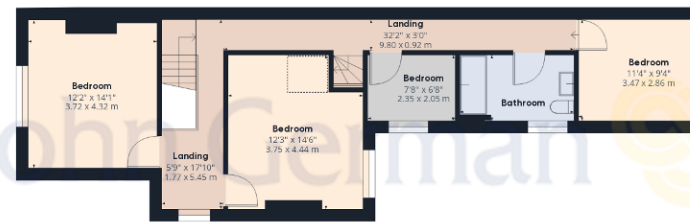
**Our Ref:** JGA/24042024







Ground Floor



Floor 1



Floor 2

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

1773.93 ft<sup>2</sup>

164.8 m<sup>2</sup>

Reduced headroom

42.36 ft<sup>2</sup>

3.94 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.

GIRAFFE 360



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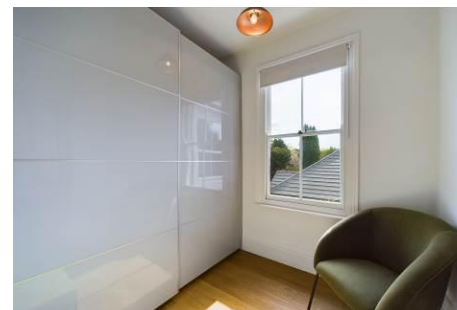
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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