

Middleton Place

Loughborough, LE11 2BY

John German






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£375,000

A photograph of a garden with a green lawn, a stone path, and various plants. The garden is enclosed by a wooden fence on the left and a stone wall in the background. There are several blue pots and a stone birdbath in the foreground. The sky is blue with some clouds.

A well-presented, spacious and light, character home in a highly sought after central location. This property, with the potential to extend (STPP), would make an ideal home for professional couples or families alike.

This rarely available Victorian property is well positioned in a quiet location close to local schools including, but not limited to; Loughborough Amherst School, Loughborough Grammar School and Beacon Primary Academy.

Further amenities such as supermarkets, shops, boutiques, pubs and restaurants are plentiful within the town.

Public transport well catered for by regular bus and train service while commuter access to the M1 and A6 is excellent.

Accommodation comprises; four bedrooms, modernised shower room, lounge, dining room, dining kitchen, utility room, ground floor W.C. and a large loft.

Externally, the rear garden is of excellent size, well maintained and split in to a lawned garden with mature borders and vegetable plots to the rear. The outbuilding adjoining the property provides ample storage, in addition to a summer house and greenhouse. On street parking is available.

The property benefits from gas central heating and double glazing.

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

Property construction: Standard

Parking: On road

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

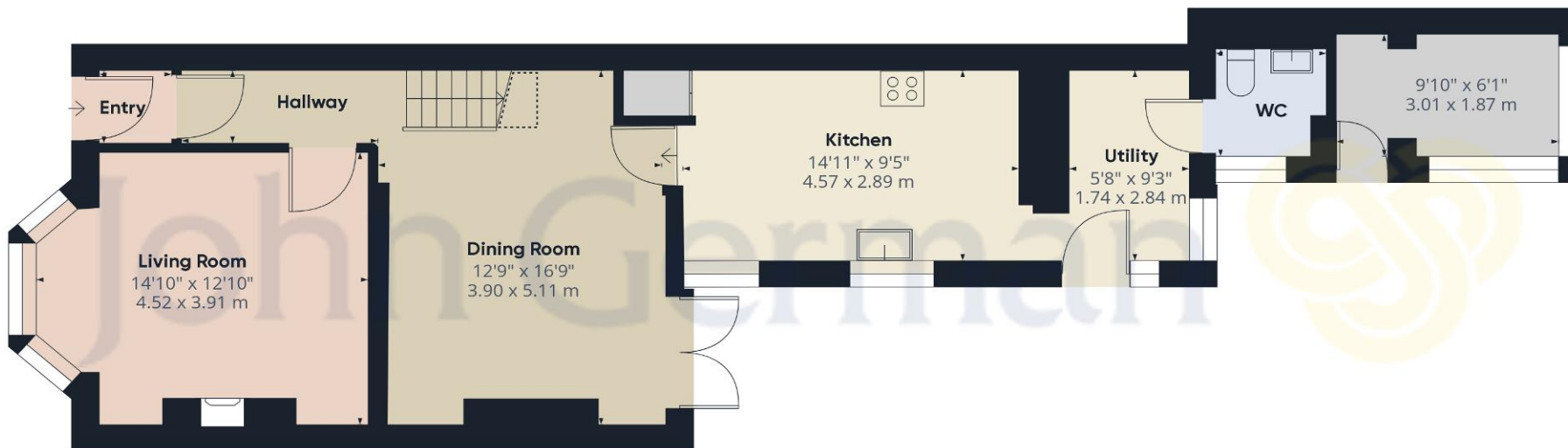
www.charnwood.gov.uk

Our Ref: JGA/19062024

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1289.42 ft²

119.79 m²

Reduced headroom

10.97 ft²

1.02 m²

(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.

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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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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