

Shelthorpe Road
Loughborough, LE11 2PF



An incredibly spacious, fully renovated, beautifully appointed home in a highly sought after residential location. This is an absolutely stunning property, not to be missed!

Offers In Excess Of £230,000

John German

This property would make an ideal purchase for first time buyers, professional couples or families.

The property is located within close proximity to a wide range of local amenities including (but not limited to); schools, supermarkets, shops, boutiques, pubs and restaurant. There are also plenty of green spaces for walking and cycling in the nearby parks.

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

Accommodation comprises three double bedrooms, family bathroom, lounge and kitchen/diner. The current owners have completely renovated the property since occupation. Works include, re-wiring, new central heating system, re-plastering, new double-glazed windows, new kitchen and bathroom, new front and rear doors, full loft boarding, full redecoration and re-carpeting.

Externally, the garden is a fantastic size; predominantly laid to lawn with raised patio seating area. To the front, the driveway offers ample parking for four vehicles.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 A

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

Our Ref: JGA/04072024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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