



A spacious detached home with a wealth of potential to modernise and extend (STPP), good size south facing rear garden, being sold with no onward chain.



Offers in Excess of £240,000

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 and public spaces.

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

Accommodation comprises three bedrooms, family bathroom, lounge/dining room and kitchen.

Externally, the south facing rear garden rear garden is of good size, private and low maintenance. There is a car port down the side of the property accessed via a garage door. The driveway to the front offers comfortable parking and could be widened to provide more.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** Satellite TV and fibre broadband are available to the area.

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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA10022025

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.

	<div>John German</div> <div>Approximate total area<sup>(1)</sup> 862.51 ft<sup>2</sup> 80.13 m<sup>2</sup></div>
	<div>(1) Excluding balconies and terraces.</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</div> <div>GIRAFFE360</div>









Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

OnTheMarket

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RICS

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naea  
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The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS.UK

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## Agents' Notes

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## Referral Fees

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**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.

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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