

# Westfield Drive

Loughborough, LE11 3QJ

John   
German









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Offers in excess of £535,000

A truly magnificent home, wonderfully characterful and with potential to extend into the most incredible southwest facing rear garden which is beautifully planted with mature trees, borders, shrubs and flowers. Situated in a highly sought residential location in Loughborough, with the practical benefits of a single garage, purpose-built home office/studio and off road parking.



This wonderful home would make an ideal purchase for executive couples or families.

The property is located on within easy reach of a range of local amenities including well regarded primary and secondary schools, Loughborough College, supermarkets, pubs/restaurants and sporting facilities. There are also plenty of green spaces for walking and cycling.

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

Accommodation comprises; three double bedrooms, family bathroom, ground floor W.C., lounge, dining room, kitchen and loggia.

Externally, the home office/studio is in the rear garden; the single garage can be accessed via the garden or driveway, which itself provides parking for three vehicles comfortably.

The southwest facing rear garden is incredibly special. The entire plot is approximately 0.38 acres and much of this is lovingly planted with a vast array of trees, flowers, shrubs and perennials. Viewing is essential to appreciate the scope and beauty on offer.

**Agent's note:** There is a restrictive covenant prohibiting building in the rear of the garden. Some of the garden photos were taken by the vendor during the summer months.

**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:** 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 E

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

[www.charnwood.gov.uk](http://www.charnwood.gov.uk)

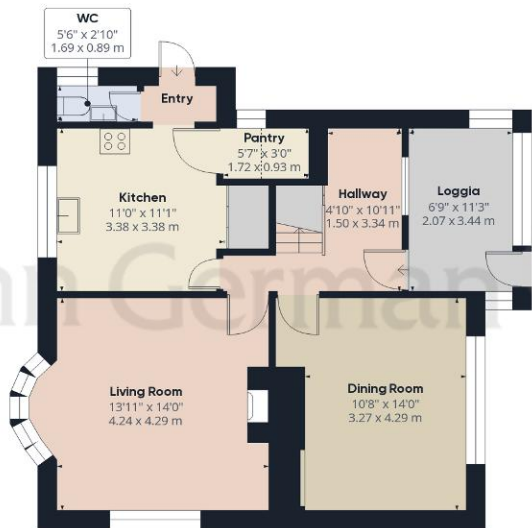
**Our Ref:** JGA/18022025

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 Building 1



Floor 1 Building 1

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

1653.11 ft<sup>2</sup>  
153.58 m<sup>2</sup>

Reduced headroom

8.64 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

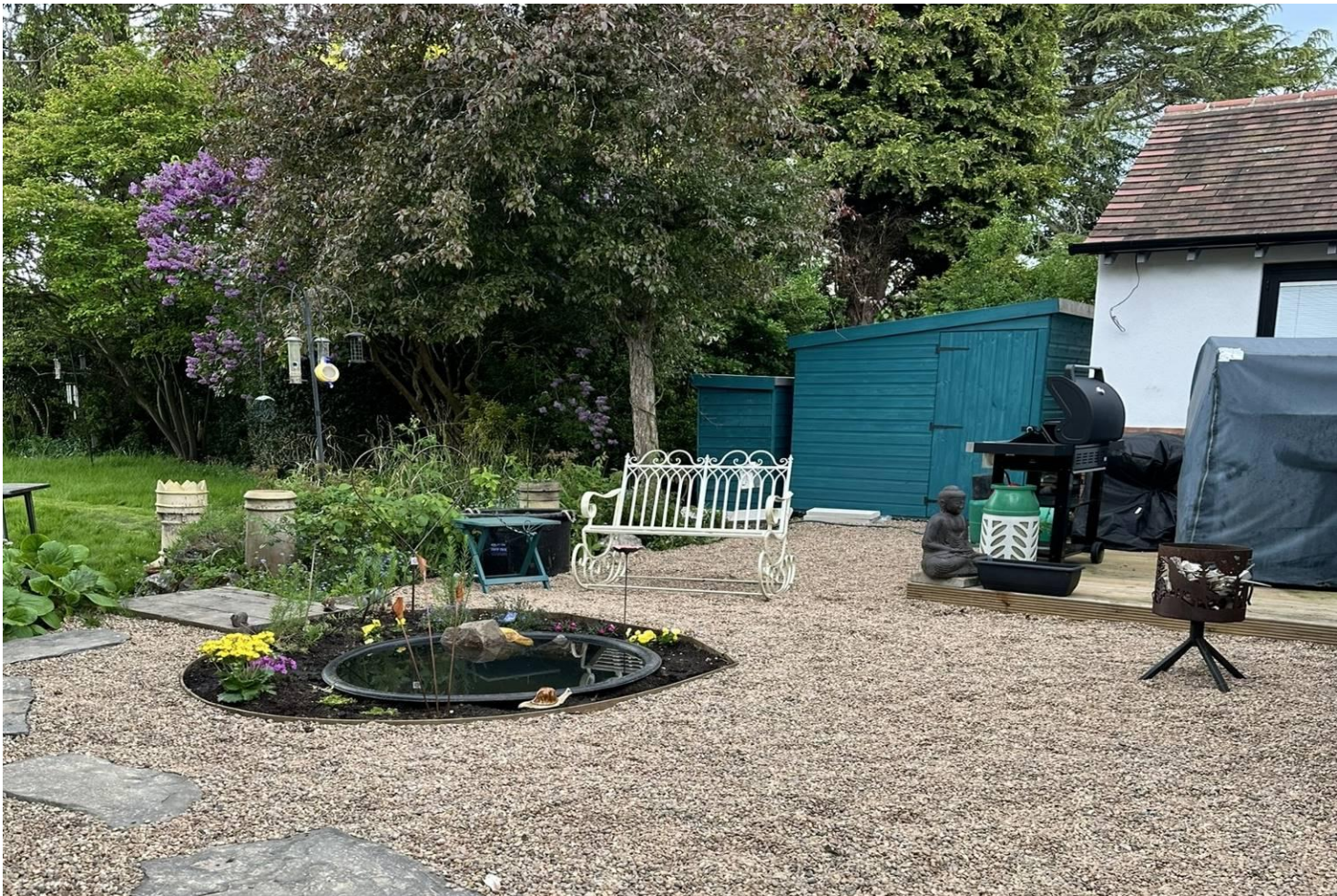
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor Building 2





### 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		85 B
69-80	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](mailto:loughborough@johngerman.co.uk)



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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