

Pantain Road

Loughborough, LE11 3LZ

John German





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Guide Price £600,000 - £625,000

A beautifully presented, significantly extended and tastefully modernised home, situated on one of the most prestigious roads in Loughborough, with good size rear garden, single garage, ample parking and potential to create a self-contained annexe.



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This wonderful home would make an ideal purchase for growing or established families, as well as executive couples.

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 and one large single to the first floor, walk-in wardrobe and en-suite to the principal bedroom, family bathroom, lounge, open plan kitchen/dining/family room overlooking the garden, utility room, ground floor bedroom/home office and ground floor shower room.

Externally, the garden is of good size with patio seating area and mature privacy borders, The single integral garage provides parking and useful storage while the driveway provides parking for several vehicles.

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 & garage

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

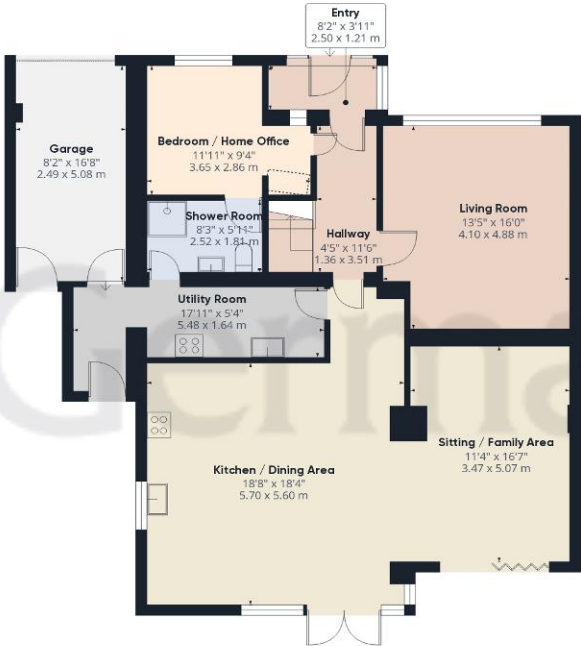
www.charnwood.gov.uk

Our Ref: JGA/13022025

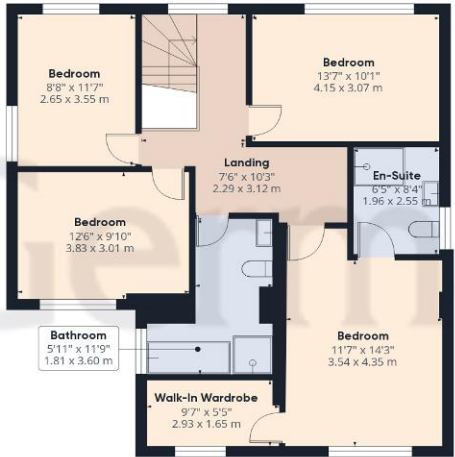
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

2116.94 ft²
196.67 m²

Reduced headroom

4 ft²
0.37 m²

(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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Agents' Notes

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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		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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