

# Forest Road

Loughborough, LE11 3NW

John German










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£425,000

A truly stunning, beautifully appointed and characterful home, full of original features and located within easy reach of a wide range of amenities. This Victorian home is a wonderful example of contemporary living offering spacious and versatile accommodation, a large private garden, useable cellar and even its own pub!

John German 



This property would make an ideal purchase professional couples or families. The home is located within a mile of Loughborough Schools Foundation and Parkside Nursery School. A wide range of amenities including, shops, boutiques, eateries, leisure facilities and sports clubs can all be found nearby. There are many green spaces for walking and cycling, notably the iconic Queen's Park which is only less than 5 minutes walk away.

Public transport well catered for by regular bus service to Leicester, Nottingham and Derby. Loughborough Railway Station offers commuter access to London and Edinburgh. East Midlands Airport is located approximately 15 minutes away by car. Commuter access to the M1, A46 and A6 is excellent.

The ground floor comprises; lounge, dining room, breakfast kitchen and shower room. Stairs in the hallway give access to the spacious first floor which provides four ample bedrooms, shower room and W.C., the second floor consists of a large loft room. There is also a cellar which the current owners use for recreation and hobbies.

Externally, the rear garden is of excellent size with a westerly aspect, making the most of the evening sun. The patio seating area close to the house is a perfect place for relaxation while the current owners have created an incredible entertainment space at the rear of the garden, complete with its own public house and seating areas. The storage facilities are exceptional here also with a large shed which could also be used as a home gym. The driveway to the front accommodated one vehicle comfortably.

Viewers are recommended to park at the John German office on Bedford Square then walk down to the property (this only takes five minutes!)

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains 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 D

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

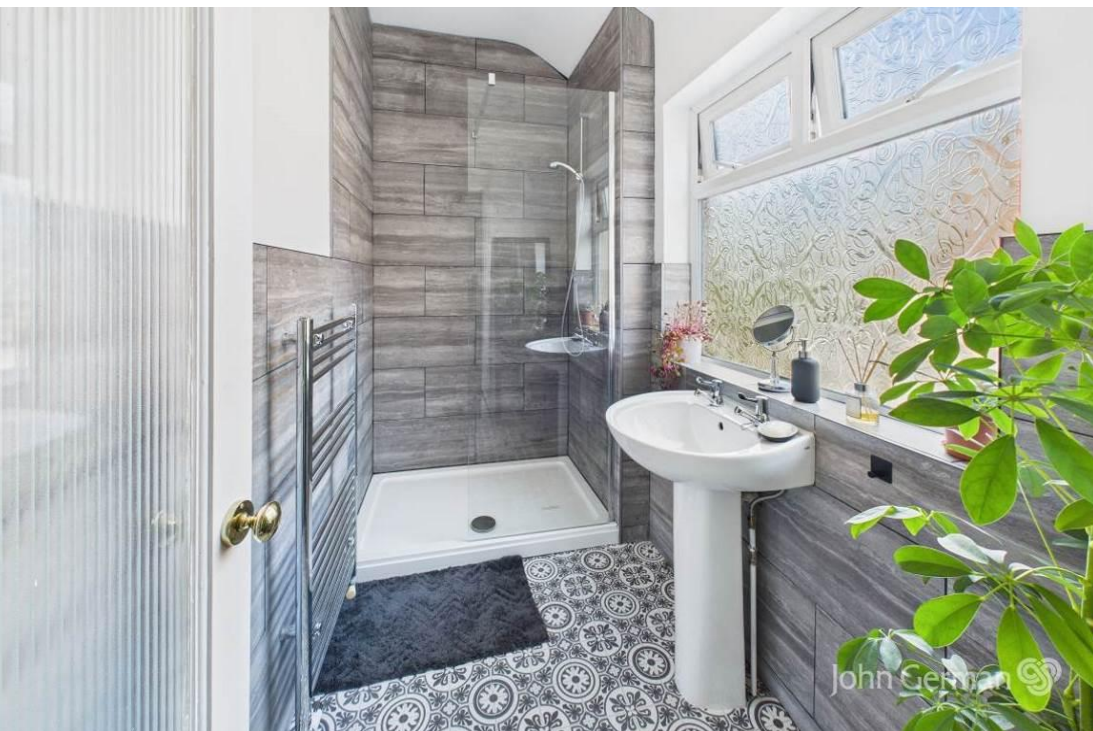
**Our Ref:** JGA/04042025

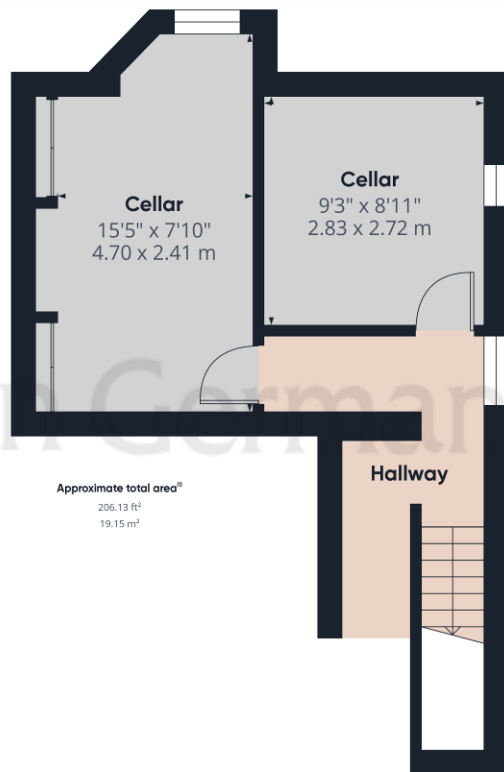
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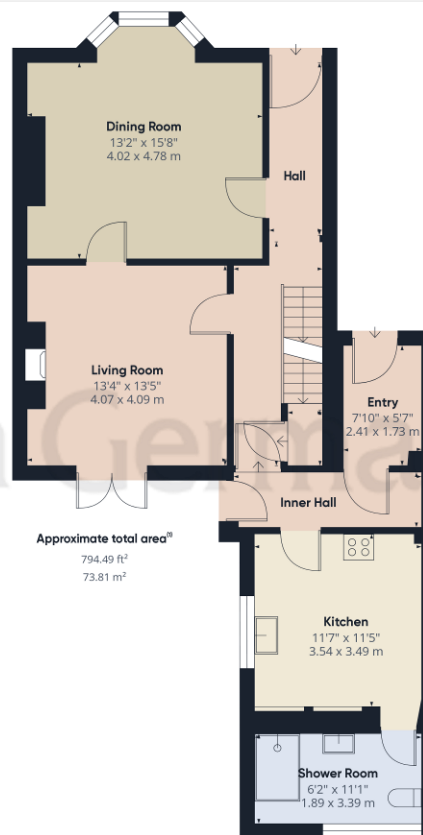




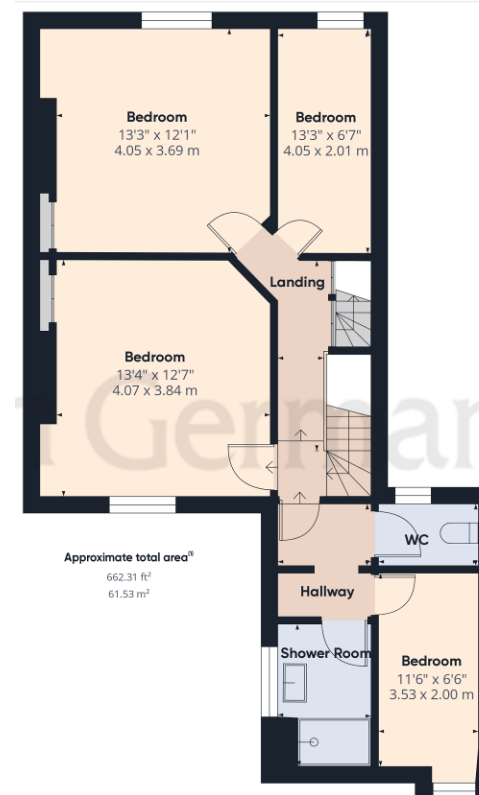




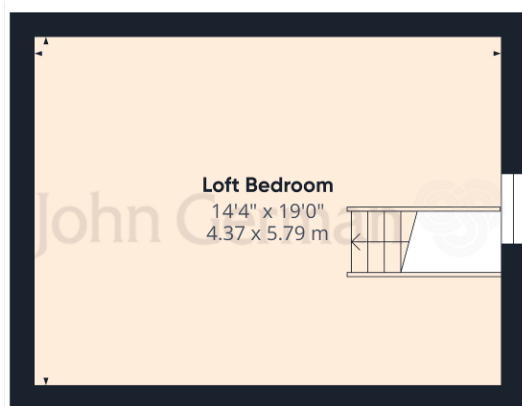
Floor -1 Building 1



Ground Floor Building 1



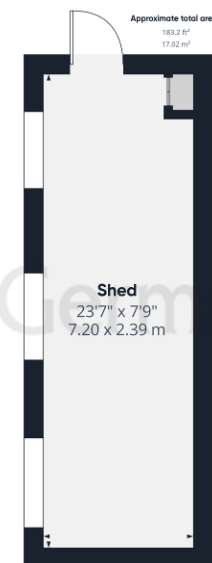
Floor 1 Building 1



Floor 2 Building 1

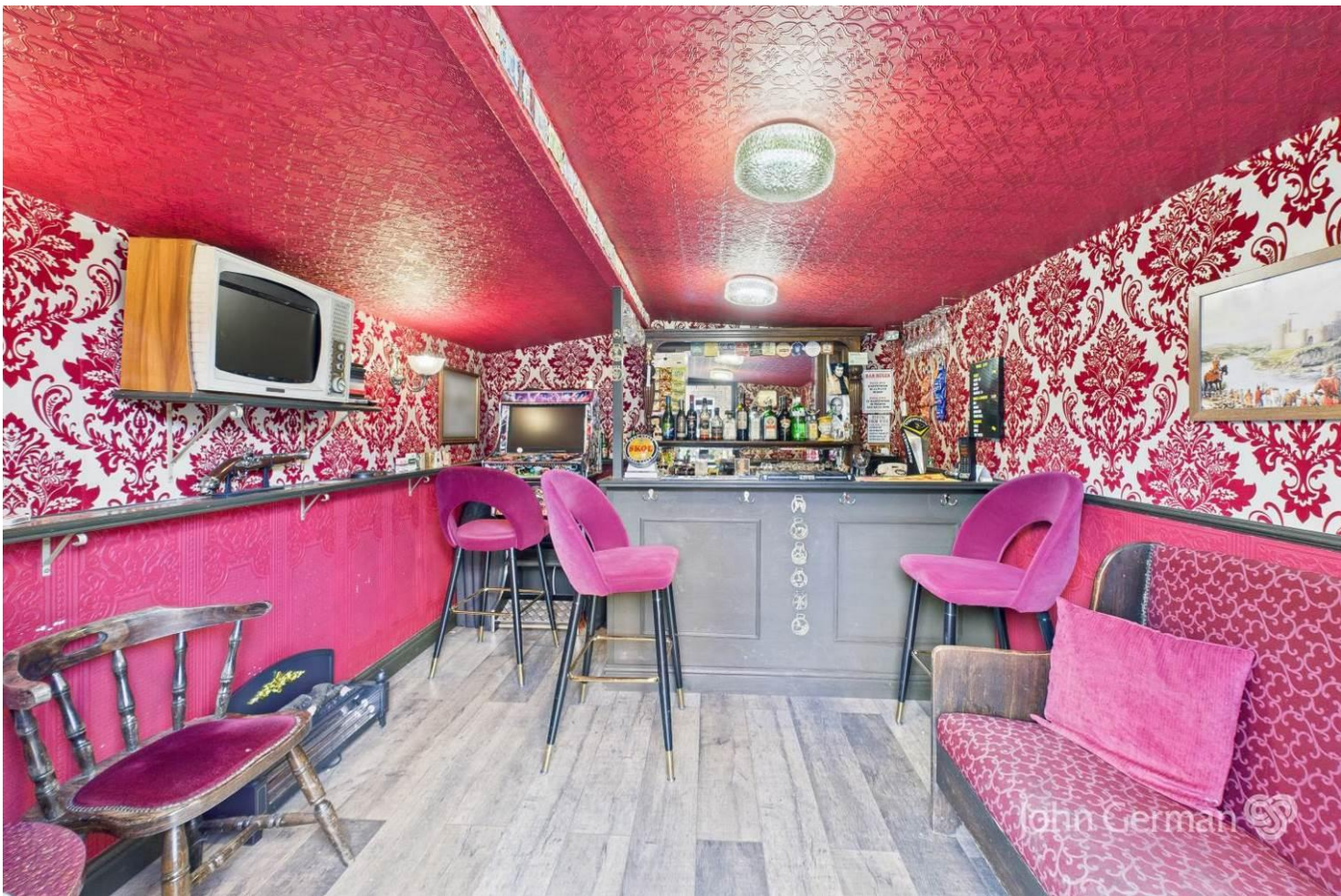


Ground Floor Building 2



Ground Floor Building 3





### 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		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield  
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