

# Park Road

Loughborough, LE11 2HH

John  
German





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Loughborough, LE11 2HH

£290,000

**A well-presented, spacious, light and characterful home, with plenty of living accommodation and potential to extend (subject to permission), large private rear garden, with a beautifully decked seating area, backing onto allotments, and ample driveway.**

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

The property is located within close proximity to Loughborough Schools Foundation, and wide range of local amenities including (but not limited to), supermarkets, shops, boutiques, pubs and restaurants. 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 and Loughborough Railway Station giving access to London and Edinburgh; commuter access to the M1 and A6 is excellent. East Midlands Airport is approximately 20 minutes away by car.

Accommodation comprises three bedrooms, family bathroom, ground floor W.C., lounge, and kitchen/diner. Additionally, there is a converted loft room accessed via loft ladder from the landing. The property offers plenty of potential to extend to the side or rear (subject to permission).

Externally, the rear garden is of excellent size, beautifully planted with mature borders. A particular highlight is the wonderfully relaxing space the owners have created at the bottom of the garden with a large pond, decked seating area, wooden bridge, summerhouse and storage facility. To the front, the driveway comfortably accommodated three vehicles while there is also a handy carport to the right hand side.

To view this property, please contact John German Loughborough office.

**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:** Mains 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 C

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

**Our Ref:** JGA/30042025

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.

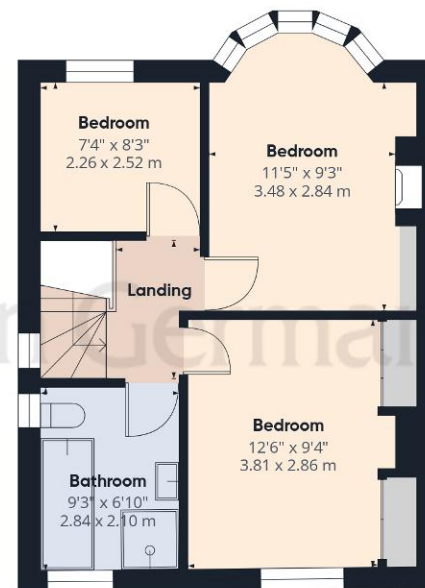
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



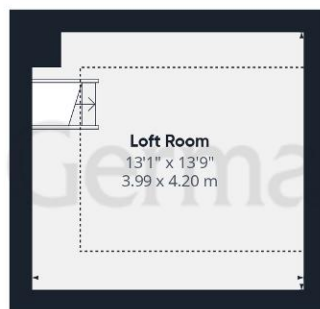




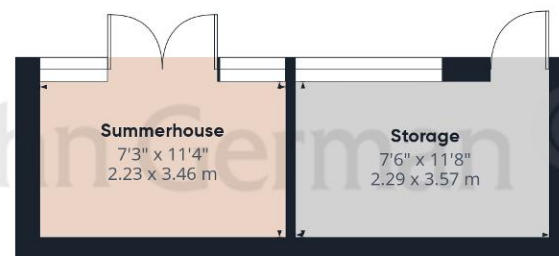
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1228 ft<sup>2</sup>

114.1 m<sup>2</sup>

Reduced headroom

74 ft<sup>2</sup>

6.9 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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### 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		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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