





A well-presented, spacious, light, extended home with versatile living accommodation, potential to further extend (subject to permission), a large private rear garden, single garage and ample driveway.

NO UPWARD CHAIN

£350,000



This property would make an ideal purchase for professional couples, small 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 two/three bedrooms (one can be used as reception space instead), shower room, W.C., extended lounge and breakfast kitchen.

Externally, the rear garden is of excellent size, south facing and beautifully planted throughout. The single garage is located towards the side and rear of the property, accessed via the ample driveway which can comfortably park three/four vehicles.

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 and garage

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

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

Broadb and 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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/22052025

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.

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John German 🧐





Agents' Notes
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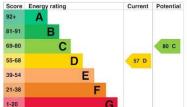
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Money Limited.

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surveyor. In making that decision, you should know that we receive up to £90 per referral.













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