# Atherstone Road Loughborough, LE11 2SL





minim

A wonderfully spacious and light, extended home, sitting on an enviable private corner plot, with mature south facing rear garden, within easy reach of local amenities, being sold with no onward chain.

Guide Price £300,000 - £325,000





This property would make a perfect purchase for professional couples, small families or those wishing to downsize.

The property is located within easy reach of a wide range of local amenities, including good primary and secondary schools, supermarkets, independent shops, boutiques, pubs and restaurants. Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M1 and A6, regular bus service and Loughborough Railway Station providing links to London and Edinburgh. East Midlands Airport is only 15 minutes a way by car.

Accommodation comprises; two/three bedrooms, lounge, modern shower room, kitchen and conservatory.

Externally, the wrap around garden is beautifully planted, exceptionally private and south facing. The single garage is located towards the rear of the property and accessed via the driveway, which can accommodate three vehicles comfortably.

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**: Single garage & drive

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

(Purchasers are advised to satisfy the mselves as to their suitability).

Broadband type: Cable

See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcomlink <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a> Local Authority/Tax Band: Charnwood Borough Council / Tax Band D Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-">www.gov.uk/government/organisations/environment-</a>

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Our Ref: JGA/18062025

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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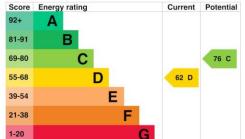
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