

# Castledine Street

Loughborough, LE11 2DX

John German



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Loughborough, LE11 2DX

£750,000

A beautifully presented, spacious and light home, which has been significantly extended, modernised and re-modelled by the current owner, located within a highly sought after residential location.



This fantastic home would make a perfect purchase for executive couples and growing, established or multi-generational families.

The property is located within easy reach of a wide range of local amenities, including Loughborough Schools Foundation, 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 & Edinburgh. East Midlands Airport is only 15 minutes away by car.

The accommodation is arranged over two levels; the ground floor consists of a large entrance hall with Parquet flooring, family lounge and open plan kitchen/dining/family room. Further to this arrangement is what could be considered a self-contained annex or expanse of the ground floor accommodation, comprising lounge/playroom, bedroom/study with en-suite shower room and a separate utility.

Ascending to the first floor, there is a delightful picture window which floods the entrance hall and landing with plenty of natural light, four double bedrooms (three with en-suite and a dressing room to the principal bedroom) and a family bathroom.

Externally, the rear garden of excellent size, southwest facing and very private, with decked patio seating area and a range of both mature and fledgling borders. The garden is large enough to the property's side elevation to build a double garage or further extend the accommodation (STPP). To the front, the in & out driveway provides parking for several vehicles and the beautiful silver birch trees offer a fantastic level of privacy screening.

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

**Agents note:** The property is situated on a Private Road - £40 yearly residents' association fee

**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:** Cable

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 F

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

**Our Ref:** JGA07072025

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.











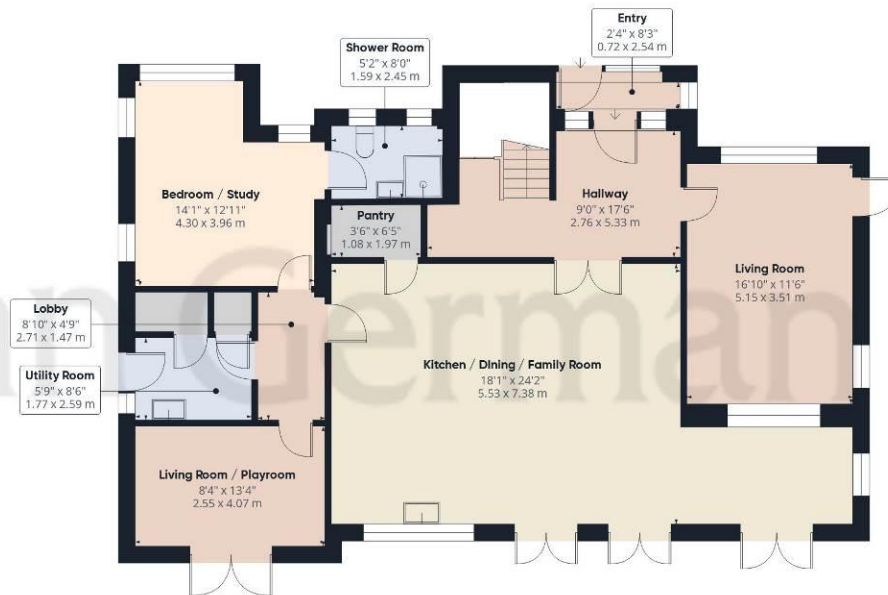










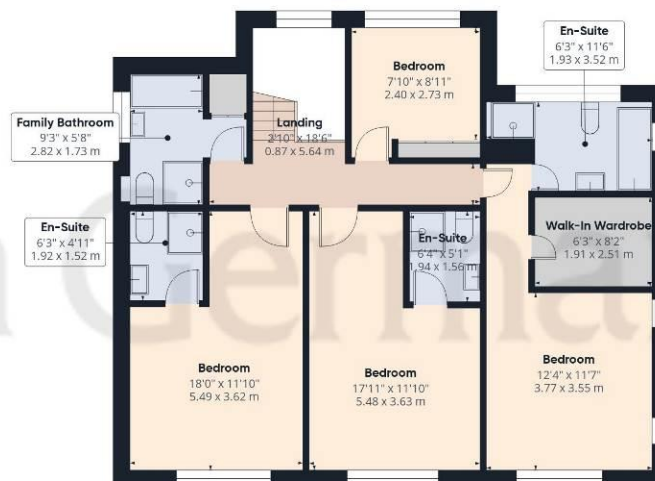


Ground Floor

Approximate total area<sup>m</sup>

2305 ft<sup>2</sup>

214.1 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## 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.

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**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	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

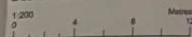
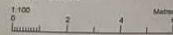
[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent





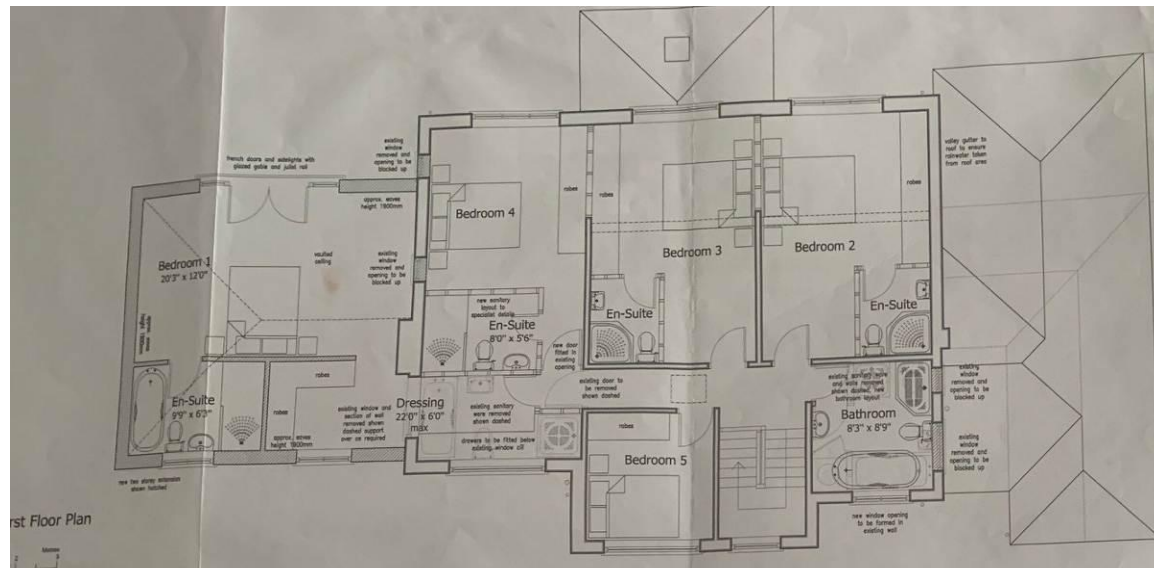




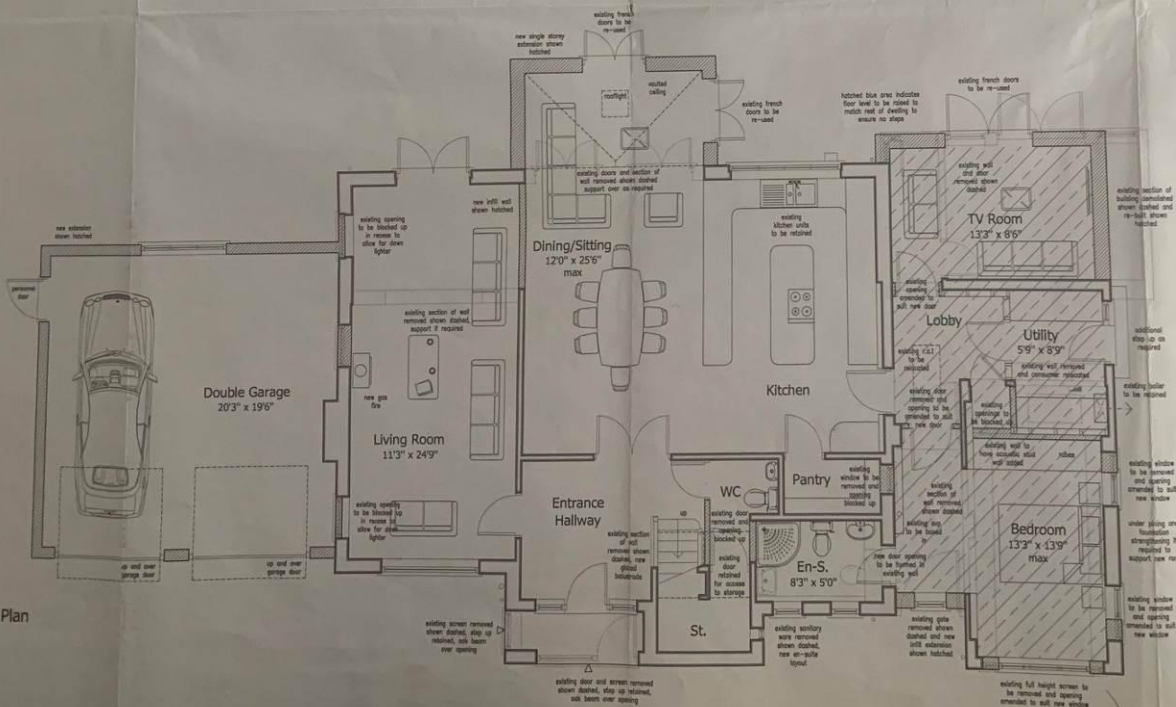


- Scale (A1 Size)  
As Shown  
Checked by  
DG





1st Floor Plan



Ground Floor Plan



#### Revisions :

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ARCHITECTURAL DESIGN LIMITED

Product  
**Proposed Extensions & Alterations**  
84 Castledine Street  
Loughborough  
Leicestershire

Drawing Title  
**Composite Sketch Proposals**  
Sheet 2 of 2

Client  
**Ms. E. Woolley**  
Drawing No.  
**13.2861.21**

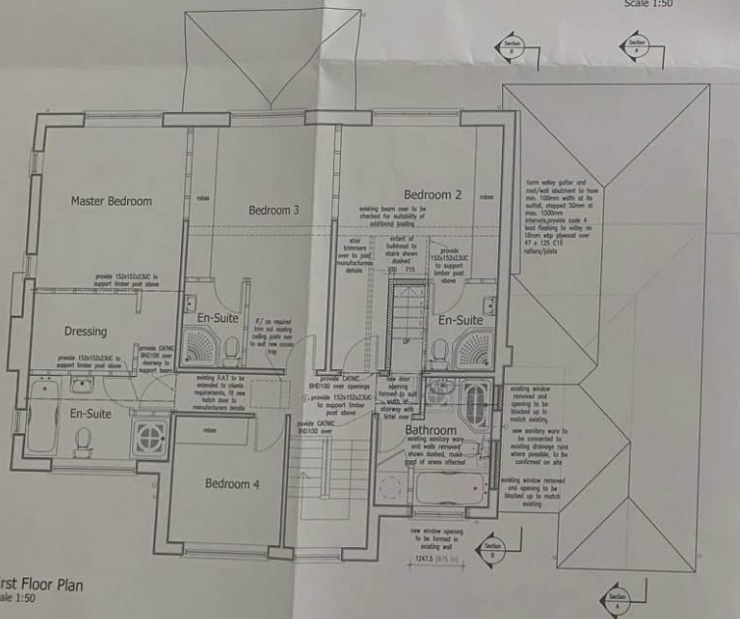
Date  
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**DM**

Scale (A1) Sheet  
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**DM**

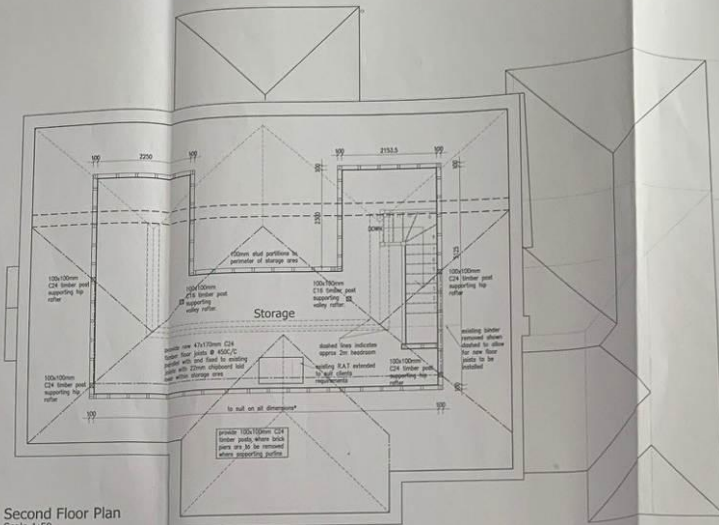
The Old Cottage Hospital, Leicester Road,  
Ashby-de-la-Zouch, Leicestershire, LE65 1DB

Tel: 01530 548119  
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Company Reg. No. 1048710





Second Floor Plan  
Scale 1:50



# PRODUCTION DETAILS PROPOSED EXTENSIONS AND ALTERATIONS - 84 CASTLEDINE STREET - LOUGHBOROUGH - LEICESTERSHIRE

This drawing is to be read in conjunction with  
Drawing No's 13.2861.14 and 15 'Existing Details'

Revisions		
C	Structural Calculations Added	12.08.2021
B	Door cover index to First Floor	02.12.2021
A	Door cover comment to First Floor	14.12.2020

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Project  
Proposed Extensions & Alterations  
84 Castledine Street  
Loughborough  
Leicestershire

Drawing Title  
Production Details  
Sheet 3 of 3

Client  
Ms. E. Woolley  
Drawing No.  
13.2861.26 C

Date  
October 2020  
Drawn by  
S.F.

Scale (A1 Size)  
As Shown  
Checked by  
S.F.

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