



John German 🚱

A well-presented, spacious and light home, overlooking a small green to the front elevation, with a good size private garden, two car driveway, situated within close proximity to a range of amenities and transport links.

Guide Price £200,000



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

The property is located within easy reach of a wide range of local amenities, including good primary and secondary schools, Loughborough University, 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 be nefit 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.

Accommodation comprises; three bedrooms, family bathroom, lounge/dining room and kitchen.

Externally, the private rear garden is of good size, west facing and low maintenance. The driveway to the front provides comfortable parking for two vehicles.

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

Agent's Note: A right of access exists underneath the flying freehold belonging to the property on the right-hand side.

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: 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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: IGA27082025

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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Agents' Notes
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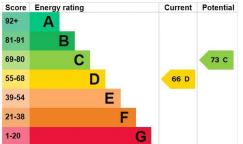
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Money Limited.

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



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