

Knox Road

Loughborough, LE11 2UP

John German



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Guide Price £400,000 - £410,000

A beautifully presented, spacious family home, in a highly sought after residential location with good size rear garden, single garage and overlooking a communal green space and play park.

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This property would make an ideal purchase for professional couples, 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, 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 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.

Accommodation comprises; four double bedrooms, en-suite, family bathroom, ground floor W.C., separate utility room, lounge, kitchen/diner and study/playroom.

Inside, the property is beautifully presented throughout, offering a welcoming and well-maintained interior that's ready to move into. The spacious layout provides excellent flow between rooms, ideal for both everyday family living and entertaining. The kitchen is fitted with modern units and integrated appliances, including a built-in dishwasher, fridge freezer and double oven, while the décor throughout is tastefully finished with Karndean flooring extending across the ground floor. Each room has been thoughtfully maintained, reflecting a real sense of care and attention to detail.

Externally, the property enjoys an attractive and well-proportioned rear garden, offering a wonderful balance of lawn, patio, and seating areas, perfect for outdoor dining, entertaining, or relaxing in the sunshine. The single garage is positioned to the rear, complete with an allocated parking space directly in front, providing both convenience and practicality.

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 & 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 E

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

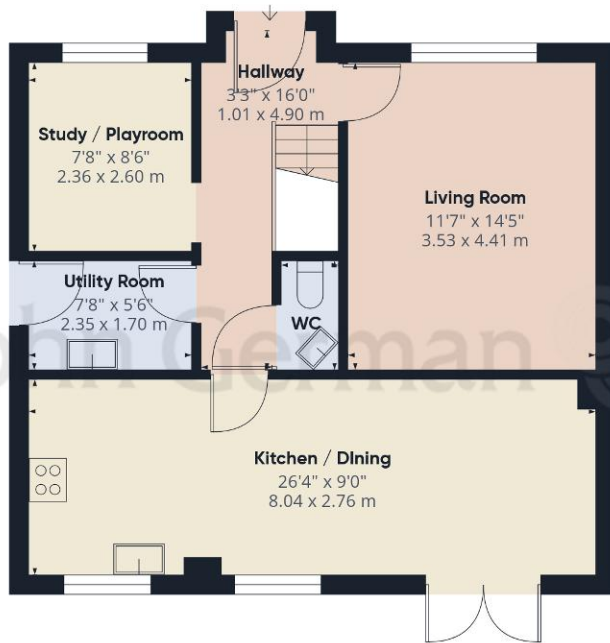
Our Ref: JGA/01102025

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.

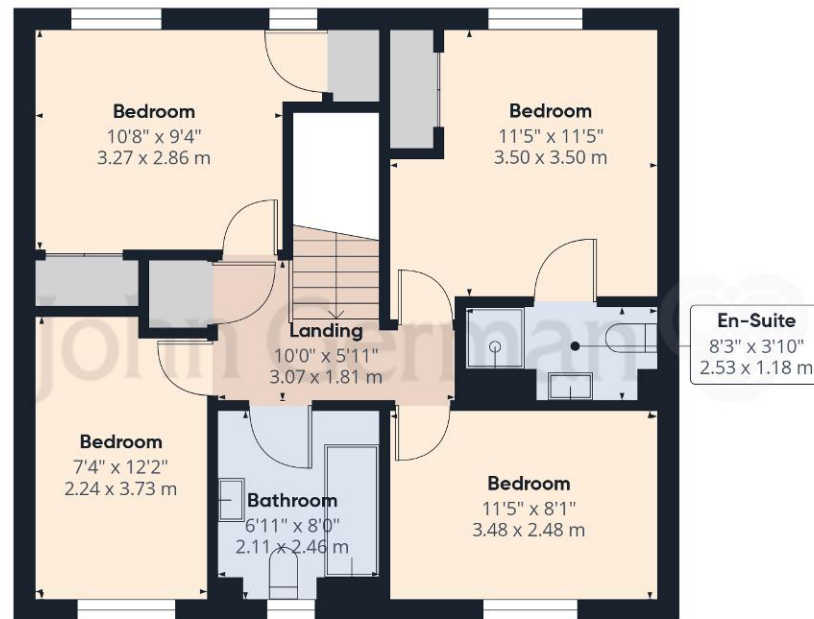
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st 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.



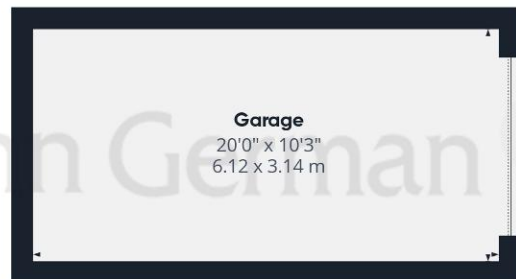




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1408 ft²

130.7 m²

(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.

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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.

AWAITING EPC MEDIA



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