

Woodbrook Road
Loughborough, LE11 3QB

John
German



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£450,000

A well-presented, wonderfully spacious home offering generous living space, private southwest facing rear garden, ample off-road parking and single garage, with views towards The Outwoods and significant potential to extend (subject to permissions), being sold with no onward chain.

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This wonderful home would make a perfect purchase for professional couples, growing or established families.

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 away by car.

Accommodation comprises; four bedrooms, family bathroom, ground floor W.C., spacious lounge/diner, kitchen (the fridge is not included in the sale, but is available by separate negotiation) and second reception room currently being used as a home office. The current owner upgraded the glazing in 2009 to Everest windows and installed a Worcestershire boiler in 2021, while the exceptional quality hard wood floor throughout is a wonderful feature.

Externally, the property enjoys a delightfully private southwest facing rear garden, predominantly laid to lawn with a patio seating area, centred around a beautiful willow tree. The garden offers a peaceful space to relax while making the most of the surrounding views. To the front, the property benefits from off-road parking on the driveway as well as a carport and single garage.

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, carport & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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

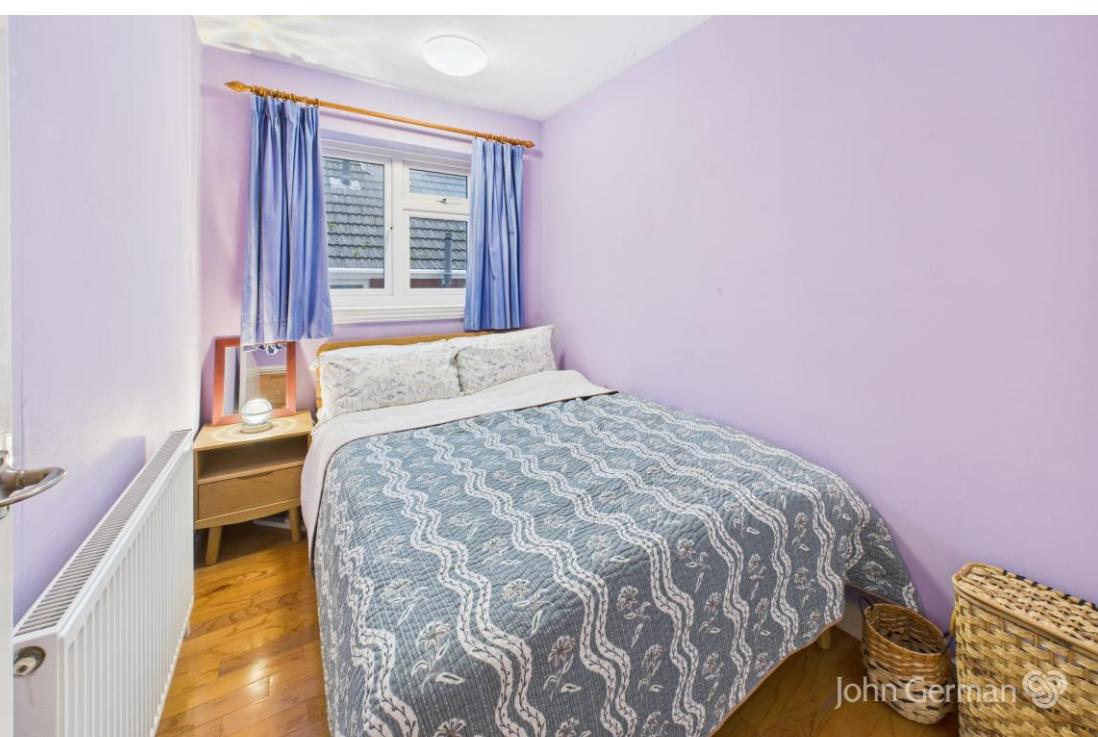
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26012026

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Approximate total area⁽¹⁾

1347 ft²

125.1 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

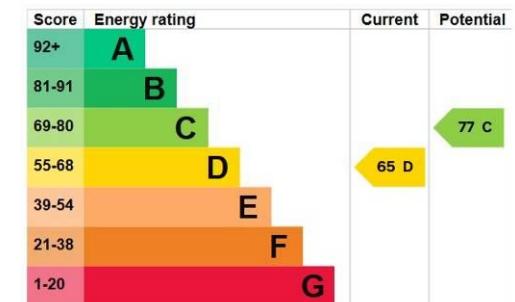
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