

Crocus Close
Loughborough, LE11 2UX

John
German



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Guide Price £400,000 - £425,000

A wonderfully spacious and light modern home, situated within a quiet cul-de-sac, in a sought-after residential location, with an excellent size, south facing rear garden, single garage and double driveway, beautifully presented throughout and ready to move in to.



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This property would make an ideal purchase for, 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 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 bedrooms, en-suite, family bathroom, ground floor W.C., utility room, living room and open plan kitchen/diner.

Externally, the rear garden is south facing and excellent size, laid with artificial lawn, paved patio area and raised deck with fledgling boxed borders. The single garage can be accessed either via personnel door via the garden or from the double driveway to the front where there is also an electric car charging point (sale by negotiation).

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

Communal Maintenance Charge: £190 per annum (Homes and Communities Agency).

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: 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 D

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

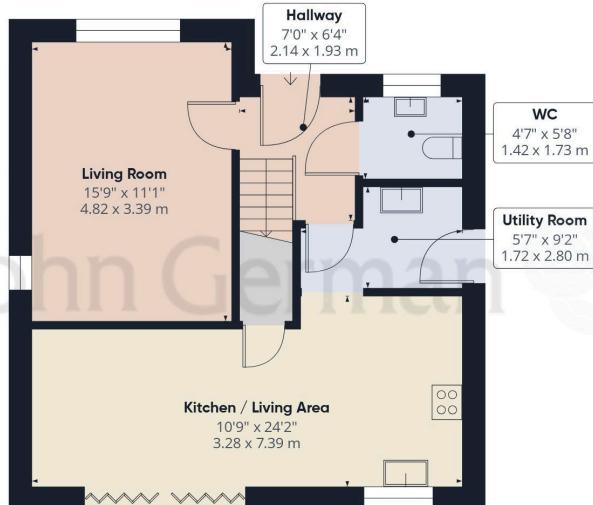
Our Ref: JGA09012026

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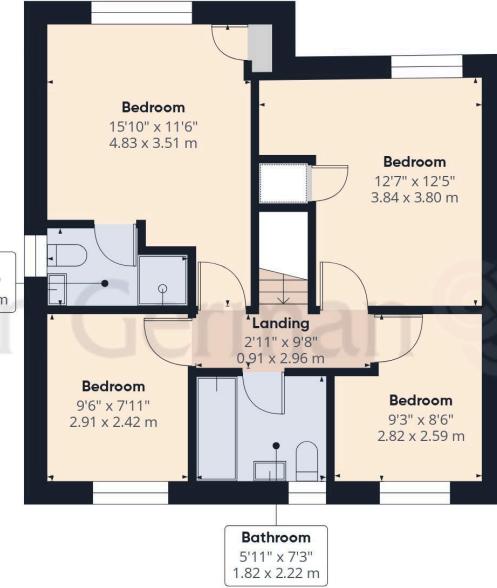
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Ground Floor Building 1



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Approximate total area⁽¹⁾

1289 ft²

119.9 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

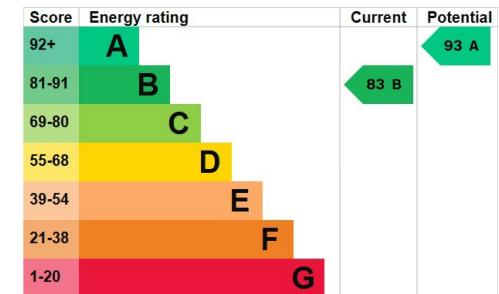
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.



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