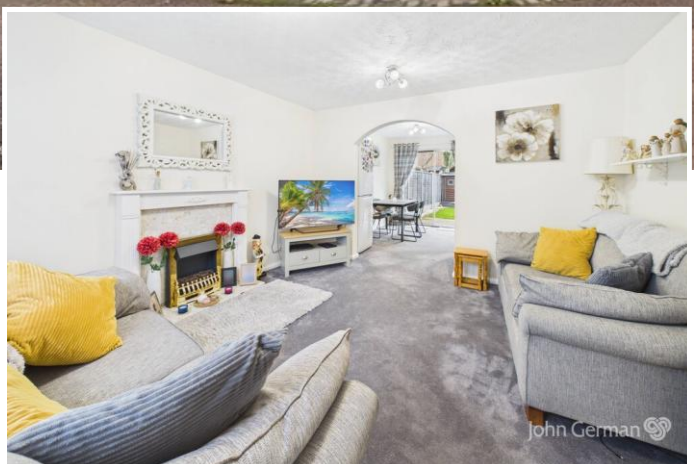
Weaver Close

Loughborough, LE11 2LG







Tucked away in a peaceful cul-de-sac, this well-presented three-bedroom semi offers comfortable living, off-road parking and a generous rear garden. An ideal home for first-time buyers, families or investors alike.

£245,000

John German

Situated at the end of a quiet cul-de-sac, this attractive three-bedroom semi-detached property offers well-maintained accommodation, tasteful decoration and a lovely garden, making it an appealing choice for a range of buyers.

The ground floor opens into an entrance hallway, leading through to a comfortable living room which provides a welcoming space to relax. A separate dining room offers plenty of room for family meals and entertaining, with patio doors opening directly onto the rear garden. The fitted kitchen is complemented by a useful adjoining pantry, providing additional storage and practicality.

To the first floor are three bedrooms, comprising two good-sized double rooms and a further bedroom, alongside a family bathroom. The accommodation offers a practical layout suited to modern family life, with scope for buyers to personalise the home to their own tastes over time.

Outside, the property benefits from a driveway providing off-road parking for two vehicles. The rear garden is a particular feature, offering a wide lawn alongside a decking area and a slabbed patio immediately outside the dining room's patio doors, ideal for outdoor dining and entertaining. A garden playroom is positioned towards the rear of the garden. Two sheds provide further storage, while gated side access makes it convenient to reach the rear garden.

Location: Weaver Close is situated in Loughborough, offering access to a range of local shops, supermarkets, leisure facilities and everyday amenities. The town centre provides a wider choice of shopping, cafés, restaurants and services, while local schools make the area worth considering for families.

Loughborough also benefits from road links towards the A6 and A6004, with connections to the wider Charnwood area and the M1. Loughborough railway station offers services towards Leicester, Nottingham and London, making the town a practical choice for commuters.

Overall, this is a well-kept and tastefully presented home in a tucked-away residential position, combining a practical three-bedroom layout with two-car parking and a versatile rear garden. It is well worth considering for first-time buyers, young or growing families, and investors seeking a property with broad appeal.

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: Driveway for 2 vehicles
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
(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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA21102026
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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.




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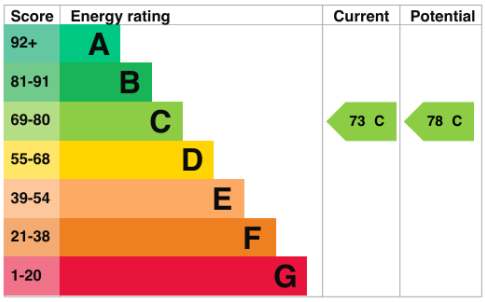

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John German
3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP
01509 239121
loughborough@johngerman.co.uk

Agents' Notes

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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.