

Knightthorpe Road

Loughborough, LE11 4JT

John
German



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Offers In Excess Of £350,000

NO CHAIN



A wonderfully spacious and light detached home, significantly improved by the current owner, offering generous room sizes throughout, complemented by a south-facing garden, sizeable detached double garage/workshop (17'6 x 26'1) with the benefit of ample off-road parking for up to eight vehicles, all set within a sought-after residential location.

This wonderful home would make a perfect purchase for professional couples, families, motor enthusiasts or tradespeople.

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 & Edinburgh. East Midlands Airport is only 15 minutes away by car.

Accommodation over three storeys comprises; three bedrooms, wet room en-suite, family bathroom, ground floor W.C, living room and open plan kitchen/dining room.

Externally, the south-facing rear garden is laid to lawn with boxed and gravelled edges, decked seating areas, brick built BBQ, raised vegetable bed, wood store, hard wired patio heating along with a gravelled area at the side with outdoor sockets, suitable for motorhome parking. A wooden garden sunroom has an electric light, heat and power. The extended double garage to the rear of the property (also including wood burner!) is accessed either via personnel door from the rear garden or the double driveway off Albany Street via an electric up and over door. Generous parking is also available on the front driveway.

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Property Construction: Standard

Parking: Driveway to Front, Double Garage & Driveway off Albany Street

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas

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

Broadband type: ADSL Copper Wire

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

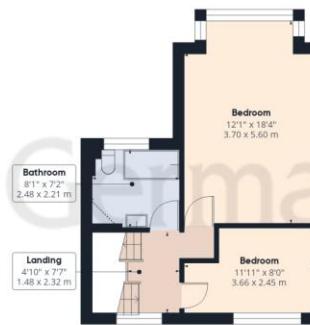
Our Ref: JGA/13012026

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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.







Approximate total area⁽¹⁾

1750 ft²
 162.6 m²

Reduced headroom
 62 ft²
 5.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

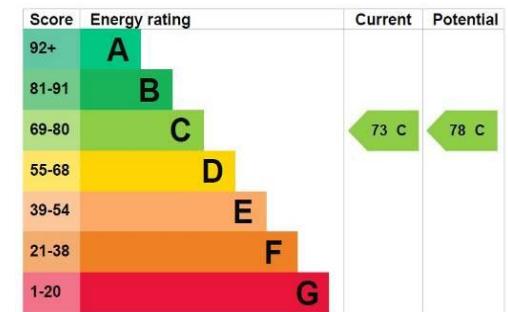
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Referral Fees

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.



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