0221

# Loweswater Drive

Loughborough, LE11 3RS









A perfect family home, situated in a highly desirable residential location, offering catchment to Holywell Primary School and Woodbrook Vale, extended to the ground floor with further potential to open plan or add a second storey (STPP), benefitting from a large south facing rear garden, single garage and driveway.

## Offers in excess of £325,000

John German

This beautiful home would make an ideal purchase for growing or established families or professional couples.

The property is located within easy reach of a wide range of local amenities including Holywell Primary School, Woodbrook Vale, Loughborough University, a plentiful range of 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, especially access to Outwoods and Jubilee Wood.

Commuters will benefit from excellent transport links with easy access to the M1 and A6, and regular bus service. Loughborough Railway Station provides links to London & Edinburgh. East Midlands Airport is only 15 minutes away by car.

Accommodation comprises; three bedrooms (two double), family bathroom, ground floor shower room, living room, extended dining room and extended kitchen.

Externally, the rear garden is a fantastic size for a family to play, relax or entertain in, south facing and very private, laid to lawn with mature borders and patio seating area. The single garage is accessed via personnel door or double doors to the front. The driveway provides parking for up to three vehicles comfortably.

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

**Please note**: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
The property is to be used for residential purposes only.
AI enhancements may have been used in some photography.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
**Property construction**: Standard
**Parking**: Drive and garage
**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 D
**Useful Websites:** www.gov.uk/government/organisations/environment-agency
**Our Ref**: JGA/04092026

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.




John German


John German


John German


John German


John German

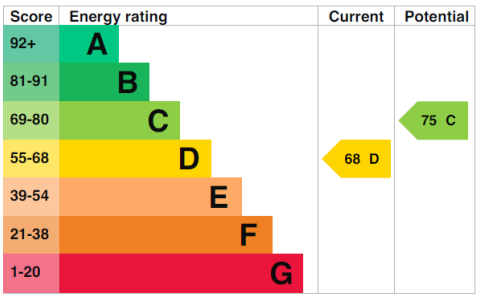













John German
3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP
01509 239121
loughborough@johngerman.co.uk

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.