

# Northwood Drive

Shepshed, Loughborough, LE12 9SL



A well-presented, spacious and light home, with a beautiful modern interior, good size garden and driveway, situated in a quiet cul-de-sac and within close proximity to great transport links and local amenities.

£220,000



John German

This property would make an ideal purchase for first time buyers, professional couples or those wishing to downsize.

The property is located within easy reach of a wide range of local amenities, including good primary and secondary schools, a variety 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.

Commuters will benefit from excellent transport links to the M1 and regular bus service. Loughborough Railway Station, providing links to London and Edinburgh, is located approximately 15 minutes away by car. East Midlands Airport is also only 15 minutes away by car.

Accommodation comprises; three bedrooms, shower room, lounge, kitchen/diner and conservatory.

Externally, the rear garden is of good size, and very private, predominantly laid to lawn with a lovely patio seating area and convenient side access from the front. The driveway comfortable tandem parking for two vehicles.

**Agent's Note:** New carpets are in the process of being fitted to the hall, stairs, landing and bedrooms.

**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

**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 B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

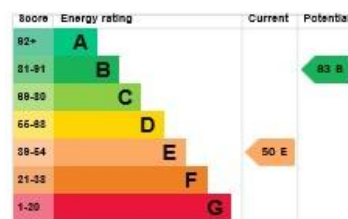
**Our Ref: JGA/26092055**

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John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11  
2TP

01509 239121

[loughborough@johngerman.co.uk](mailto:loughborough@johngerman.co.uk)

## Agents' Notes

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