

Ludlow Close

Loughborough, Leicestershire, LE11 3TB



Set on a generous corner plot on the popular Forest side of Loughborough, this spacious three-bedroom home offers excellent parking, a large garden and superb potential. Ideal for families, gardeners or buyers looking to create their forever home.

Offers In Region Of £310,000



John German 

Situated on the popular Forest side of Loughborough, this well-positioned three-bedroom home occupies an unusually generous corner plot, offering significantly more outside space than many similar properties. With extensive parking, a large garage, a substantial rear garden and excellent potential for future improvement or extension, the property provides plenty of scope for a new owner to make it their own.

To the front and side is a block-paved driveway providing parking for up to four vehicles, with attractive metal gates positioned towards the front of the property giving access along the side. This provides particularly useful additional parking and leads through towards the kitchen, rear garden and large garage.

The front door opens into a spacious entrance hall, with stairs rising to the first floor, useful understairs storage and access through to the kitchen.

The large open-plan kitchen and living space forms the heart of the home. The kitchen is positioned towards the rear and benefits from a window overlooking the garden, while the generous living area enjoys windows to both the front and rear, creating a bright and versatile space for everyday family life and entertaining.

From the living area, double doors open into the property's particularly impressive large conservatory / sun room. This is a superb additional reception space, providing lovely views over the extensive garden and direct access outside. Its size makes it suitable for a variety of uses, from a family room or dining area to a home office or entertaining space.

Upstairs, there are two good-sized double bedrooms, together with a further good-sized single bedroom which would also make an ideal home office, study or nursery. The family bathroom is fitted with a bath with shower over, WC and wash hand basin.

Outside is where this property really stands apart. The large corner plot provides a much larger-than-average garden, with a substantial lawned area, decked section, storage area and plenty of space for outdoor entertaining, children to play, or gardening. There is also considerable scope to redesign the garden or potentially extend the property, subject to the necessary planning and building regulations. The large garage to the rear provides excellent additional storage and parking, while the gated side access makes the plot particularly practical.

Ludlow Close is situated on the popular Forest side of Loughborough, a well-established residential area within easy reach of the town centre and its wide range of shops, restaurants, leisure facilities and amenities. Loughborough also benefits

from excellent transport links, with convenient access to the A6 and surrounding road network, while the M1 is readily accessible for those commuting towards Leicester, Nottingham, Derby and further afield.

Overall, this is a property offering space, parking, a substantial garden and genuine potential, making it an appealing option for families, keen gardeners or buyers looking for a home with room to adapt and improve over time.

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.

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.

Property construction: Standard

Parking: Driveway for multiple vehicles & 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 C

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

Our Ref: JGA/27082026

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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.







AWAITING EPC MEDIA



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11

2TP

01509 239121

loughborough@johngerman.co.uk

Agents' Notes

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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.

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