

Ledbury Road
Loughborough, LE11 2RT

John German



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Offers in excess of £375,000

A fantastic opportunity to acquire a well-proportioned four-bedroom family home, occupying a desirable position on the sought-after Forest Side of Loughborough. Offered to the market with no upward chain, the property boasts generous living accommodation, a private rear garden and off-road parking, presenting an excellent opportunity for buyers to create a wonderful long-term family home.

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This attractive home will appeal to professional couples, growing or established families, as well as those looking to downsize within a highly regarded residential area. The property enjoys an enviable location on the Forest Side of Loughborough, renowned for its highly regarded schools and convenient access to a wealth of local amenities. The beautiful Outwoods and Beacon Hill Country Park are both within easy reach, offering superb opportunities for walking, cycling and outdoor recreation. Loughborough town centre, with its excellent range of shops, cafés, restaurants and leisure facilities, is also readily accessible.

Commuters are well served, with excellent transport links including easy access to the M1 and A6, regular bus services, and Loughborough Railway Station offering direct connections to London and Edinburgh. East Midlands Airport is also approximately 15 minutes away by car.

Accommodation comprises; four bedrooms, family bathroom, ground floor shower room, en-suite with underfloor heating, lounge, large kitchen/diner, and a versatile secondary reception room also benefitting from underfloor heating.

Externally, the property enjoys a well-designed south facing rear garden, featuring a combination of raised lawn and paved patio areas, creating a private and versatile outdoor space ideal for both relaxation and entertaining. A pathway extends around the side of the property where a lean-to provides useful additional storage, further enhancing practicality. In addition, there is a useful garden shed with electrical points, while off-road parking to the front completes this well-balanced home.

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: Rushcliffe Borough Council / Tax Band C

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

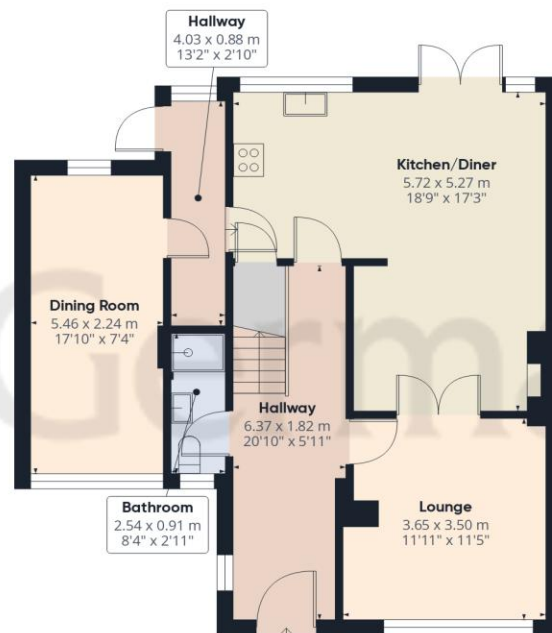
Our Ref: JGA/30062026

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.





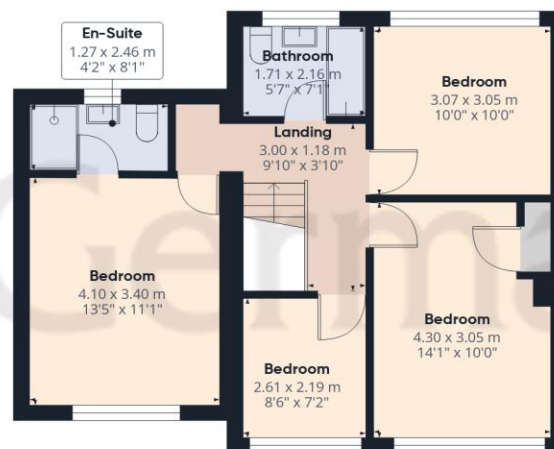


Ground Floor

Approximate total area⁽¹⁾

123 m²

1327 ft²



Floor 1

(1) Excluding balconies and terraces

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

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

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

01509 239121

loughborough@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent

