

Grasmere Close

Barrow Upon Soar, Loughborough, LE12 8PX



A well-presented extended home, providing plentiful living accommodation and natural light, with good size front and rear gardens and ample parking, being sold with no onward chain.

£260,000



This lovely home would make a perfect purchase for first time buyers, professional couples, small families, or those wishing to downsize.

The property is located within easy reach of a wide range of local amenities, including Hall Orchard C of E Primary School and Humphrey Perkins Secondary School, Co-op, 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 A6, A46 and M1. Public transport is well catered for by regular bus service, and Barrow upon Soar Railway Station. East Midlands Airport is approximately 20/30 minutes away by car.

Accommodation comprises; two double bedrooms, family bathroom, spacious lounge and extended kitchen/dining room.

Externally, the rear garden is of good size and very private, with a patio seating, attractive lawn and mature borders. The driveway to the front offers tandem parking for two vehicles and could be expanded into the front garden should the need arise.

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

Our Ref: JGA/16042026

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.







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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