

Linford Road

Loughborough, Leicestershire, LE11 3PH

John 
German





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Offers in excess of £300,000

Located in the sought after 'Forest Side' of Loughborough and boasting a fantastic rear garden, this extended family home features a versatile layout to the ground floor, suitable for various purposes including a fourth bedroom. It has a self-contained office, and three bedrooms and a family bathroom on the first floor.



Offering versatile accommodation, this extended semi-detached family home has a tarmac driveway offering ample off-road parking.

The front entrance door opens into the well-sized porch with storage space for coats and shoes, and access to the main hallway, having stairs rising to the first floor and doors leading off.

To the rear of the property is an 'L' shaped lounge/diner, which is a bright and inviting reception room boasting a delightful outlook over the garden with a double-glazed window and patio doors.

From the lounge a sliding door opens to reveal the kitchen/diner which is fitted with a range of base and eye level units. In addition, there is a useful walk-in pantry, appliance space with plumbing for a washing machine and a dishwasher, and there is a sink and drainer unit positioned beneath the window that looks into the conservatory.

From the kitchen, a door opens to the side passageway which has been incorporated in to the property by way of an extension. This has its own independent access to the front and leads to the recreation room. A versatile and well proportioned room which could be used as a playroom or a home working space or even a 4th bedroom with the storeroom being converted to an en-suite bathroom.

Beyond this, the conservatory is to the rear of the passage, offering a great space to sit and enjoy the views out over the rear garden. It also gives access to a storage room with space for multiple bikes, tools, toys etc.

Completing the ground floor accommodation is the office with lots of storage space, and which has potential for a downstairs wc/shower room if not needed as a self-contained work area.

To the first floor, the landing features an original stylish banister and there are two double glazed windows.

To the rear aspect, bedroom one is an excellent double, having a range of integrated storage and enjoying the fantastic views out over the rear garden.

Bedroom two is another double, also with built in wardrobe and dressing table – this time to the front of the property.

The third bedroom also enjoys views over the rear garden. Although being a single, it also features built in storage and a desk area.

The family bathroom has complimentary tiling to the walls and a white suite comprising; panelled bath with shower over, WC and hand wash vanity unit, chrome heated towel rail and a storage cupboard housing the central heating boiler.

Outside, the rear garden enjoys a south-westerly aspect. The patio is a superb space for outside dining and entertaining. The remainder of the garden is laid largely to lawn with planted borders hosting a variety of plants and shrubs. Beyond the garden shed, there is a further area having a veg patch with timber planters.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

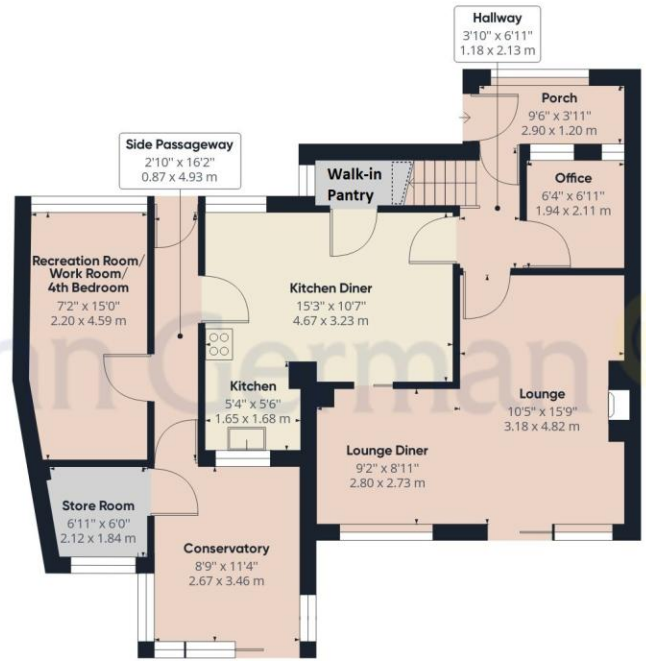
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/110423

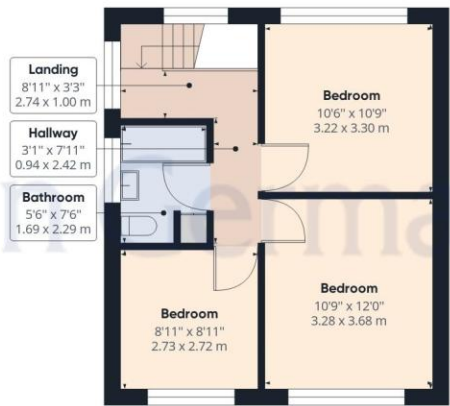
Local Authority/Tax Band: Charnwood Borough Council / Tax Band C







Ground Floor



Approximate total area⁽¹⁾

1301.21 ft²

120.89 m²

Reduced headroom

4.60 ft²

0.43 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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