

# Garendon Road

Shepshed, Loughborough, LE12 9NX

John   
German





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Offers In Region Of £325,000

A uniquely designed energy efficient home that is beautifully presented throughout, located within a private & secluded plot offering versatile accommodation and plenty of parking.

This superb home would make an ideal purchase for professional couples, families or downsizers.

The property is located within close proximity to a range of amenities including (but not limited to); schools, supermarkets, shops, boutiques, pubs and restaurants.

Public transport is well catered for by regular bus service while commuter access to the M1 and A6 is excellent.

Accommodation comprises (depending on arrangement); 3-4 bedrooms, family bathroom, en-suite, ground floor W.C., 1-2 reception rooms (lounge and dining room or office/study) and kitchen diner.

Externally the property offers a private rear garden, with raised patio seating area and a lawn with fledgling borders. Through the garden gates, secured with thumb pad combination locks, is the driveway which provides parking for up to four vehicles.

**Material Information:**

The home uses a "Rainwater Harvesting System" where all the roof's water is collected underground in a tank. This is filtered and pressure pumped out to connect to all appliances.

There is a restrictive covenant relating to structural changes being made to the front elevation.

**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:** Driveway

**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/>

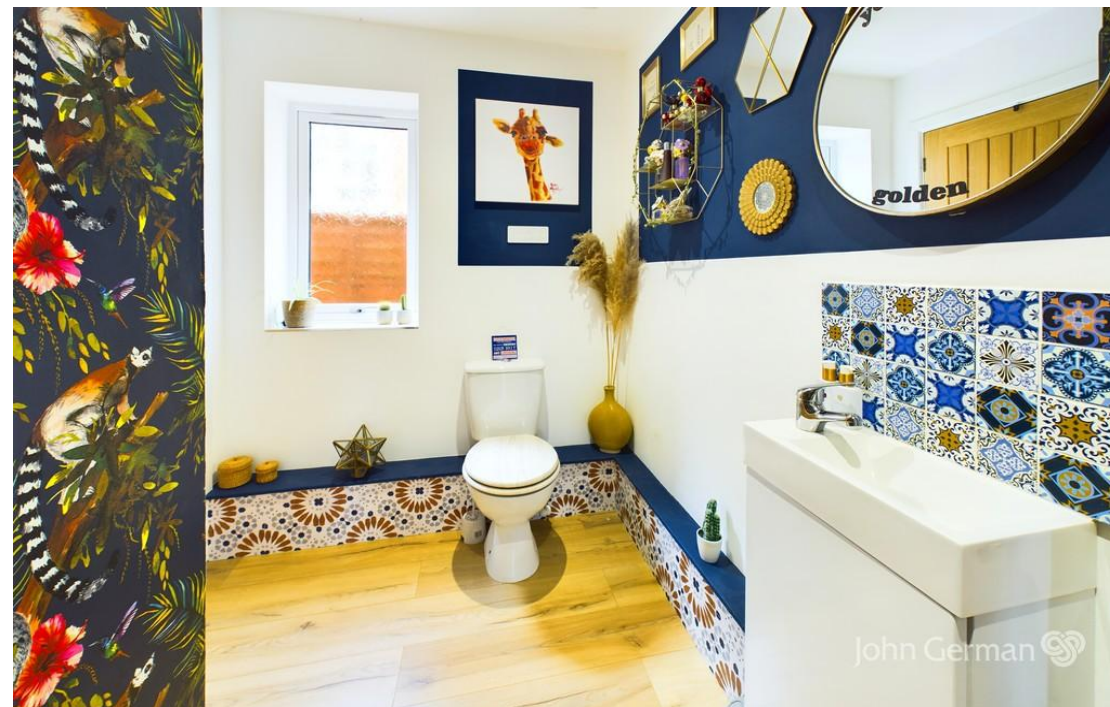
**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band D

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

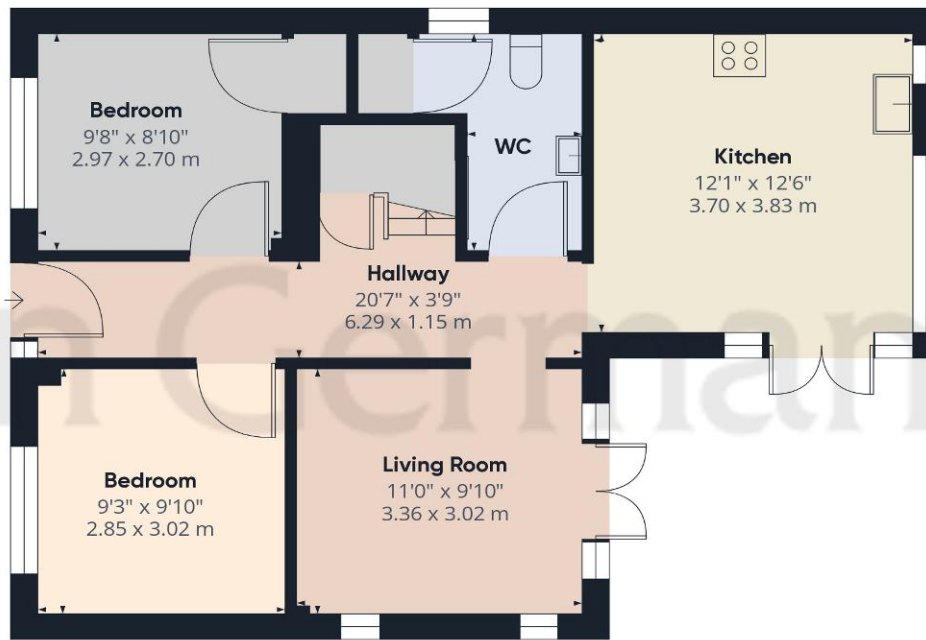
**Our Ref:** JGA/04102024

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.

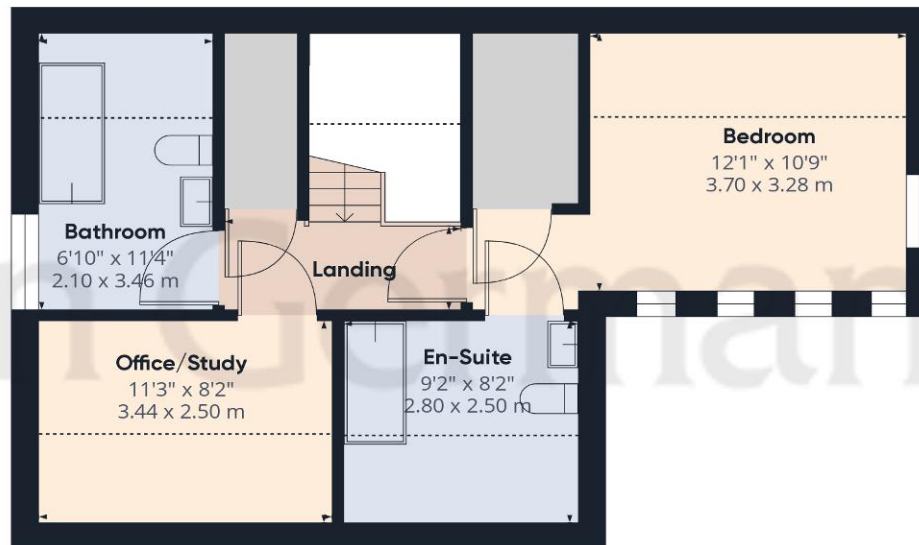
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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



Floor 1

**Approximate total area<sup>(1)</sup>**

1103.95 ft<sup>2</sup>  
102.56 m<sup>2</sup>

**Reduced headroom**

152.52 ft<sup>2</sup>  
14.17 m<sup>2</sup>

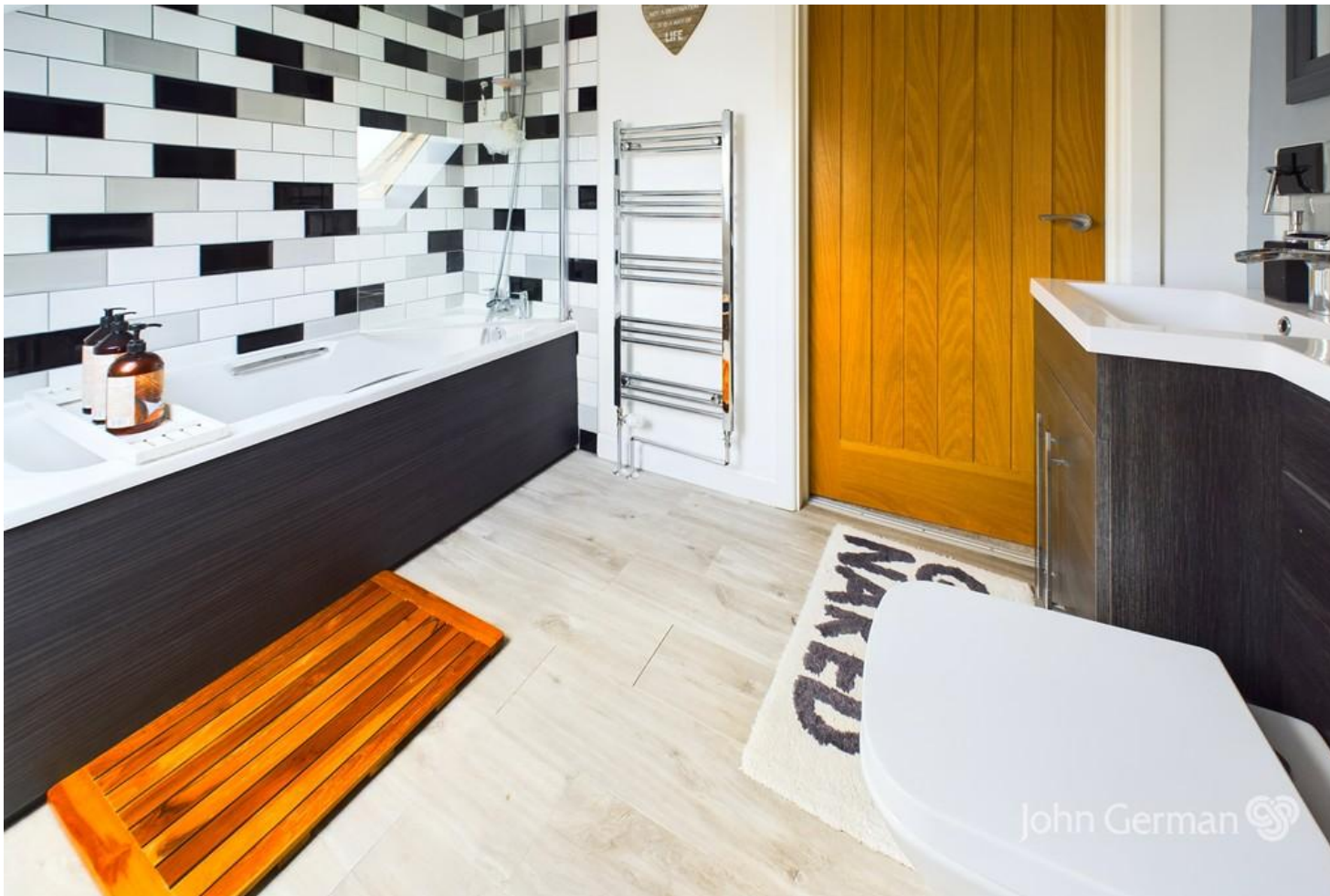
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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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.

**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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Loughborough | Stafford | Uttoxeter

[JohnGerman.co.uk](http://JohnGerman.co.uk) Sales and Lettings Agent



