

Manor Road

Loughborough, Leicestershire, LE11 2LZ



A beautifully maintained home with modern kitchen and bathroom, large private landscaped rear garden, two car driveway and close to a wide range of amenities, situated in a sought-after residential area, perfect for a first-time purchase.



Guide Price £200,000 - £210,000

John German

This spacious home would be a great first-time buy or a fantastic purchase for professional couples or families.

The property is located within easy reach of a wide range of local amenities including Outwoods Edge Primary School and Woodbrook Vale School, Loughborough University, a plentiful range of supermarkets, 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 M1 and A6, and regular bus service. Loughborough Railway Station provides links to London & Edinburgh. East Midlands Airport is only 15 minutes away by car.

Accommodation comprises; three large bedrooms, ground floor family bathroom, living room, and kitchen.

Externally, the rear garden is of good size and has been beautifully landscaped with attractive paving, lawn and an evening seating area to the rear covered by a pergola. The driveway to the front offers comfortable parking for two vehicles.

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.

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 A

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

Our Ref: JGA06102026

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.

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AWAITING EPC MEDIA



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Agents' Notes

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