Middleton Place

Loughborough, LE11 2BY

John German




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£300,000

A charming three-bedroom semi-detached home combining character, practical living space and excellent parking, ideally positioned close to Loughborough town centre and sought-after local schools. Featuring two reception rooms, a generous garden and a garage, this is an appealing family home.

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This characterful three-bedroom semi-detached home offers well-proportioned accommodation, useful storage and a particularly attractive combination of driveway parking and a garage, all within easy reach of Loughborough town centre.

The ground floor begins with an entrance hall with stairs rising to the first floor. To the front, the separate dining room provides an ideal space for family meals and entertaining. The kitchen is centrally positioned and benefits from a side door providing convenient access to the driveway. To the rear, the living room offers a comfortable place to relax, with patio doors overlooking and opening onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces.

Upstairs, there are two generous double bedrooms, alongside a third bedroom that would also make an ideal nursery, home office or study. The family bathroom is fitted with a bath and shower over, wash basin and WC. Storage is available throughout the property, adding to its everyday practicality.

Externally, the property enjoys a well-maintained front garden and driveway parking for two vehicles, a valuable advantage so close to the town centre. The driveway running between neighbouring properties is shared, with a right of way serving both homes, and widens towards the rear to provide access to the garage. The rear garden is predominantly laid to lawn, complemented by established plants and shrubs, a patio area and a useful brick-built store.

Middleton Place is conveniently situated for Loughborough town centre, with its range of shops, supermarkets, cafés, restaurants and everyday amenities. The location is particularly appealing to families, with two sought-after local schools nearby, subject to catchment and admissions criteria. Loughborough also offers a range of leisure facilities, parks and sporting amenities. The town's railway station provides services towards Leicester, Nottingham and London St Pancras, while road links connect to the A6, A512 and wider motorway network, making the property a practical choice for commuters.

Overall, this is a lovely family home with plenty of character, versatile accommodation and valuable off-road parking, ideally placed for enjoying both the convenience of the town and the amenities of the surrounding area.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
AI enhancements may have been used in some photography.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: 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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/30102026



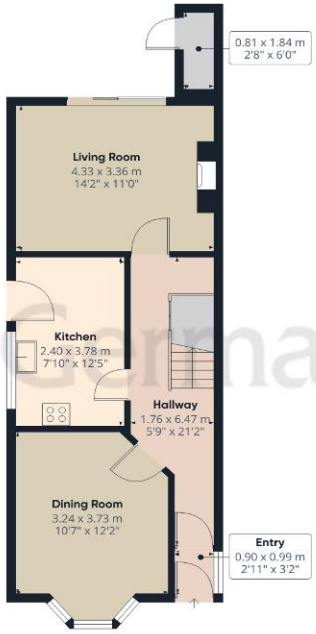



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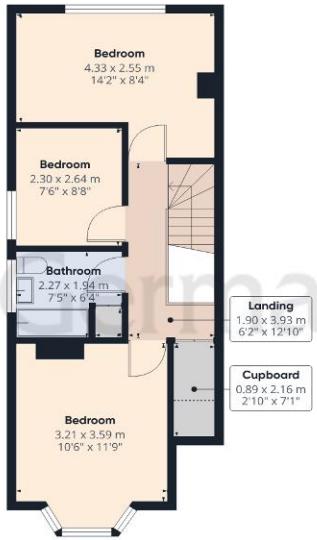

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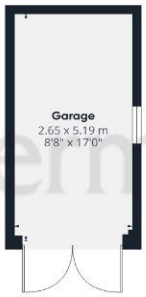

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

103.1 m²

1108 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 1.5 m/5 ft

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.

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.

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.

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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
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

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