Main Street

Costock, Loughborough, LE12 6XD

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Offers in excess of £300,000

A beautiful home, situated in a highly sought-after village location, close to plentiful amenities and green spaces, with a fantastic size, beautifully planted, private rear garden, single garage and driveway, offering potential to extend (STPP).

This home would make an ideal purchase for first time buyers, professional couples, families or downsizers.

The property is located within close proximity to the well regarded Costock C of E Primary School, St. Giles Church and "The Generous Briton" Public House & Restaurant. Further services are available in nearby East Leake (approx. 2 miles away) where a wide variety of shops and amenities can be found including doctor's surgery, dental practice, chemist, opticians and library. There is also a Co-op supermarket, bakery, as well as several coffee shops, pubs and eateries. Secondary schools are also well provisioned in the village while there are also plenty of green spaces for walking and cycling.

Public transport well catered for by regular bus service to the major conurbations of Nottingham and Loughborough (approx. 30-minute bus ride either way); commuter access to the M1, A46 and A6 is excellent. Loughborough Railway Station, East Midlands Parkway and East Midlands Airport are all within 20 minutes by car.

Accommodation comprises; three bedrooms, family bathroom, living room, dining kitchen and conservatory.

Externally, the rear garden is of excellent size, south facing and very private, laid to lawn with mature well planted borders, with patio seating areas to the front and rear of the garden, offering perfect places to relax or entertain. The single garage is accessed via personnel door or via double doors from the driveway which itself can park three vehicles comfortably.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
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: 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: Rushcliffe Borough Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/30042026
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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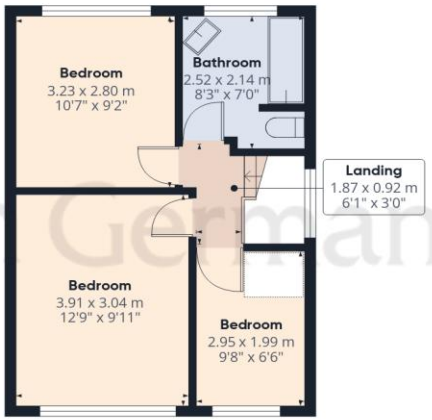

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

93.6 m²

1006 ft²

(1) Excluding balconies and terraces

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

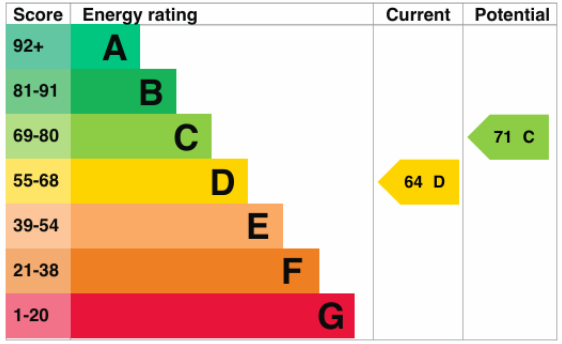
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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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