

# Parklands Drive

Loughborough, LE11 2TB

John German



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£325,000

This stunning newly built property showcases craftsmanship and quality at every turn, offering the perfect balance of contemporary living and timeless style. Designed with attention to detail and finished to an exceptional standard throughout, it presents a rare opportunity to purchase a truly bespoke home.

At the heart of the property lies a handmade, bespoke kitchen, beautifully finished with high-end fittings and solid oak doors, creating a seamless blend of elegance and practicality. The open-plan kitchen and dining space provides an inviting area for everyday family living or entertaining guests, while the separate living room offers a warm and relaxing retreat, the perfect place to unwind after a busy day. While the separate ground-floor WC adds further convenience.

Upstairs, there are three well-proportioned bedrooms, including a luxurious master suite complete with an en-suite shower room, alongside a beautifully appointed family bathroom designed with style and comfort in mind.

Externally, the property offers a blank canvas for those with creative vision, currently laid with a mix of pebbled areas and lawn area, allowing the next owner to design their perfect outdoor retreat. To the rear, a private driveway provides convenient off-road parking, completing this truly impressive home.

Built with exceptional care, luxury finishes including Quorn Tiles, and modern living in mind, this property must be seen to be fully appreciated. This wonderful home would make a perfect purchase for professional couples, growing or established families, or those wishing to downsize.

The property is located within easy reach of a wide range of local amenities, including good primary and secondary schools, 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, regular bus service, and Loughborough Railway Station providing links to London and Edinburgh. East Midlands Airport is only 15 minutes away by car.

**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:** Traditional

**Parking:** Drive

**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:** Charnwood Borough Council / Tax Band TBC

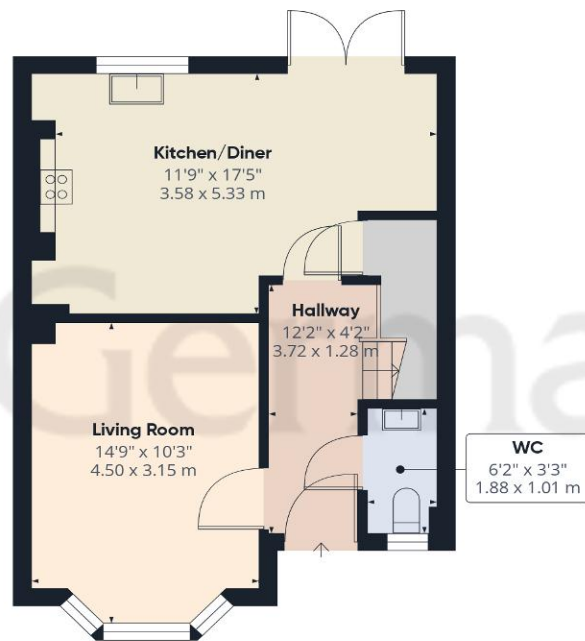
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10102025

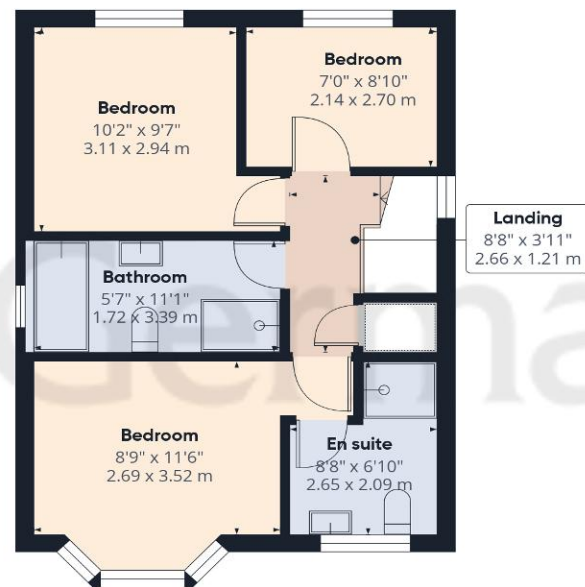
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Ground Floor



Floor 1

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

892 ft<sup>2</sup>

82.9 m<sup>2</sup>

(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.

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.

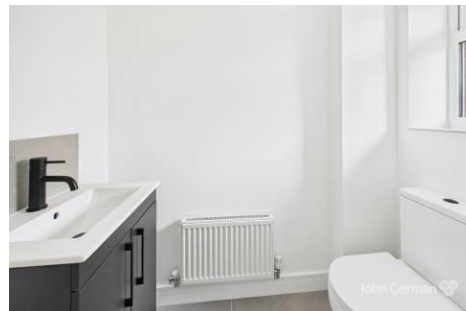
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**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money 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.

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