

Linden Road

Loughborough, LE11 1PG



Situated within a quiet cul-de-sac, this three-bedroom mid-terraced property offers well-proportioned accommodation together with a particularly generous rear garden. The property is conveniently located within walking distance of Loughborough town centre and the River Soar, making it well placed for access to local amenities, shops and riverside walks.

£220,000



John German

The property is entered via a front porch and a second door into the hallway, with stairs rising to the first floor and access leading through to the main living accommodation.

Positioned at the front of the property, the lounge features a bay window overlooking the front garden. Double doors lead through to the second reception/living area.

A generous and very useful additional reception space with window overlooking the rear garden and useful understairs storage. Further doors lead through into the kitchen.

Located at the rear of the property, the kitchen is fitted with a range of wall and base units with work surfaces over, together with a window overlooking the rear garden. A side door provides access into the conservatory/utility area.

Providing useful additional space, with patio doors opening directly onto the rear garden.

The stairs rise to the first-floor landing, providing access to all three bedrooms and the family bathroom.

A good-sized double bedroom.

A further good-sized double bedroom.

A good-sized single bedroom, which could also be utilised as a home office or dressing room.

Fitted with a bath with shower over, wash hand basin and WC.

The property benefits from a front garden, with parking available on the street. To the rear is a large, predominantly slabbed garden, providing a low-maintenance outdoor space. A useful shed is situated towards the end of the garden, with side access from the street providing convenient access without having to pass through the property.

Linden Road is situated within a quiet residential cul-de-sac, conveniently positioned for Loughborough town centre. A range of shops, amenities, restaurants and leisure facilities are within easy reach, while the River Soar and its associated riverside walks are also just a short distance away.

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:** On street

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/>

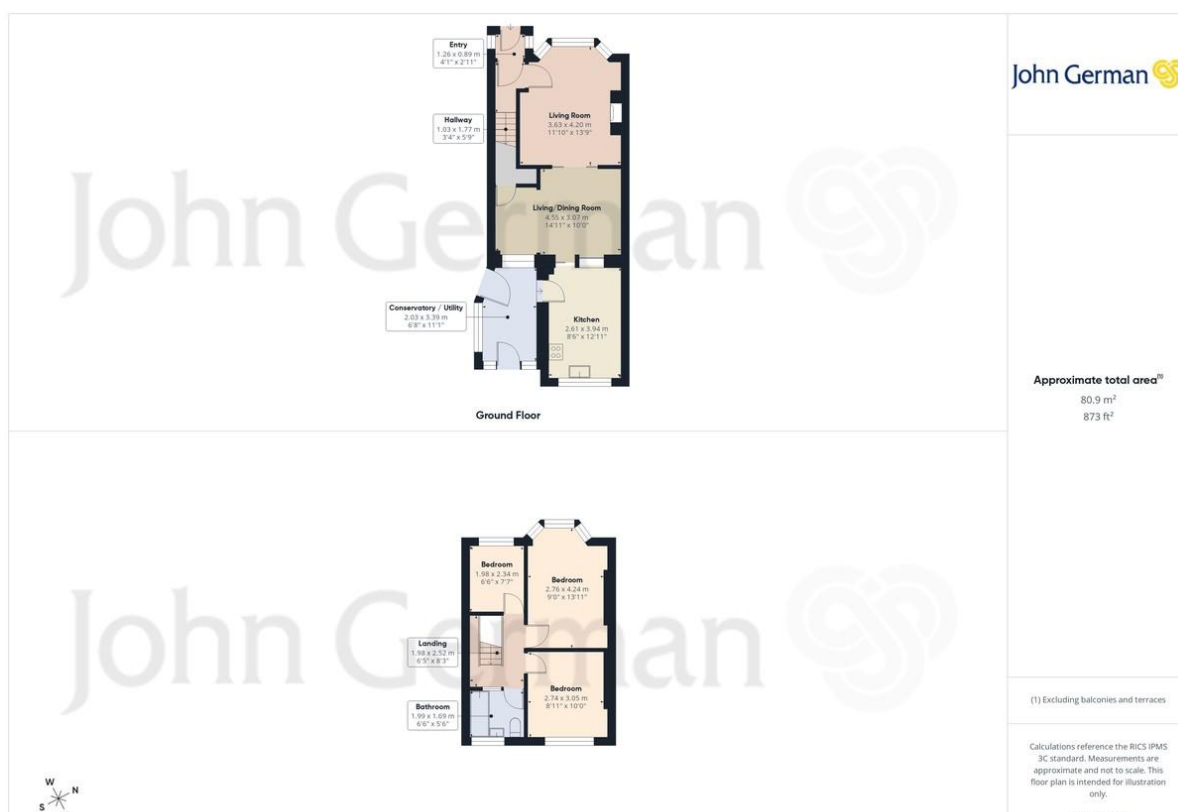
Local Authority/Tax Band: Charnwood Borough Council / Tax Band B

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

Our Ref: JGA24082026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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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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