Beeches Road

Loughborough, LE11 2NS

This charming home offers a fantastic opportunity for families, first-time buyers, or anyone looking for a well-positioned property with lovely outdoor space and convenient local amenities.

Offers In Region Of £240,000

John German

Ideally located close to Charnwood Water Nature Reserve, the Great Central Railway, and within easy walking distance of the Grand Union Canal, the property is perfectly placed for those who enjoy scenic walks, cycling, and spending time outdoors. The central location also provides easy access to local shops, schools, transport links, and a range of everyday amenities.

The accommodation comprises two reception rooms, a fitted kitchen, and a welcoming hallway on the ground floor. Patio doors from the living space open onto a private, south-facing and well-established rear garden, creating a wonderful space for relaxing, entertaining, or enjoying the sunshine throughout the day.

To the first floor, the property offers three bedrooms, including two generous double bedrooms and a single bedroom, along with a family bathroom and a separate WC.

Externally, the property benefits from a driveway providing off-road parking for two vehicles and a brick-built garage which is ideal for storage or as a secure workshop. Further benefits include a new combi boiler installed approximately 12 months ago.

A well-loved home in a desirable location, combining comfortable living accommodation, excellent outdoor space, and superb access to some of the area's most attractive green spaces.

To view this property, please contact John German Loughborough office.

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.
The property is to be used for residential purposes only.
AI enhancements may have been used in some photography.
It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Driveway for up to 2 vehicles plus garage/workshop
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre (currently Virgin Media)
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/300726

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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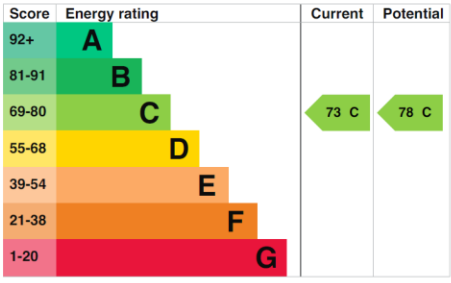

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Agents' Notes

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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