

# Butterley Drive

Loughborough, Leicestershire, LE11 4PX

John   
German



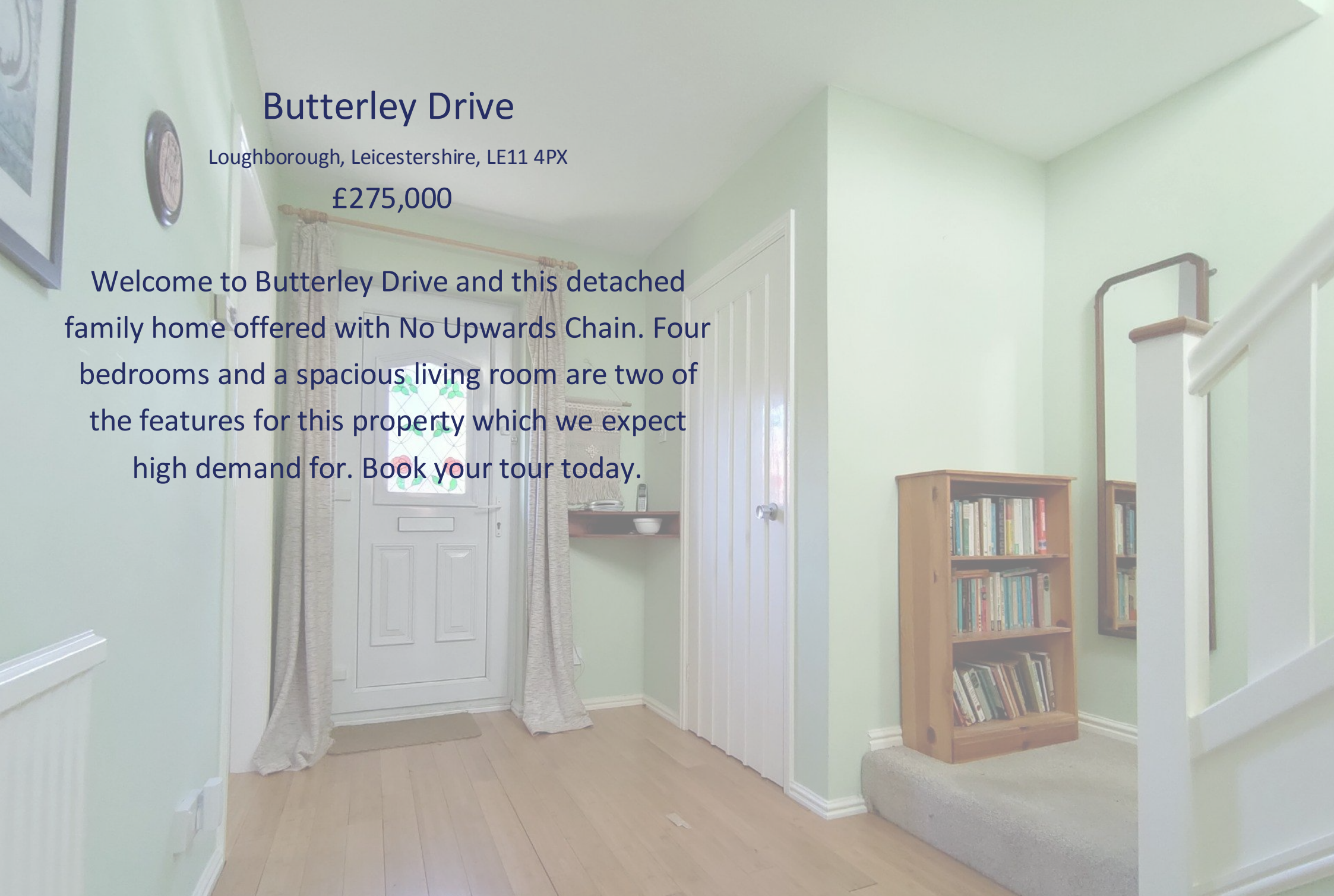


# Butterley Drive

Loughborough, Leicestershire, LE11 4PX

£275,000

Welcome to Butterley Drive and this detached family home offered with No Upwards Chain. Four bedrooms and a spacious living room are two of the features for this property which we expect high demand for. Book your tour today.



Upon arrival at Butterley Drive you will approach the property via the driveway. This has access to the front entrance door which opens into the reception hallway. From here, access is given to the ground floor accommodation and stairs rise to the first floor.

We begin our tour in the living room, a spacious room ideal for relaxing and having a double-glazed window to the front aspect. Access is given to the dining room, ideal for formal dining or entertaining and having French doors to the conservatory. The addition of the conservatory gives the property a further reception room and over-looks with garden with a second set of French doors to the patio.

Next, we move to the breakfast kitchen which is fitted with a range of matching base and eye level units with work surfaces over and appliance space. Open access is given to a separate utility room, having further work surfaces and external access leads out to the garden. Completing the downstairs accommodation is a separate WC.

Ascend to the first floor and you will find four bedrooms, each with a double-glazed window to its individual aspect, a family bathroom, and an en-suite shower to the principal bedroom. The generous bedrooms make this a real family home.

Proceed back downstairs and step outside into the garden which is mainly laid to lawn and has a patio seating area. Additionally, the garage runs from the very back of the house to the front with an up and over door to the front and a side access door in the passage between the houses.

In conclusion, this family home is offered with No Chain and, in this area, typically demand is high. We expect this property to be no exception so please book your today with John German.

Agents Note: This property is subject to a Grant of Probate.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

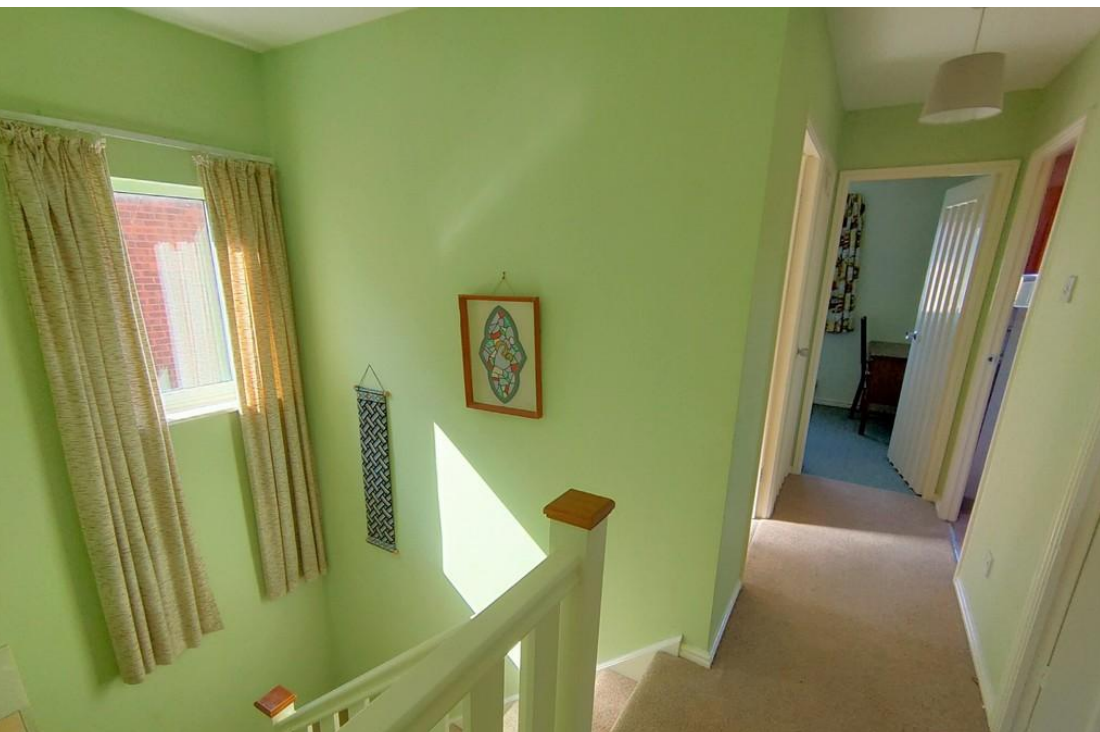
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

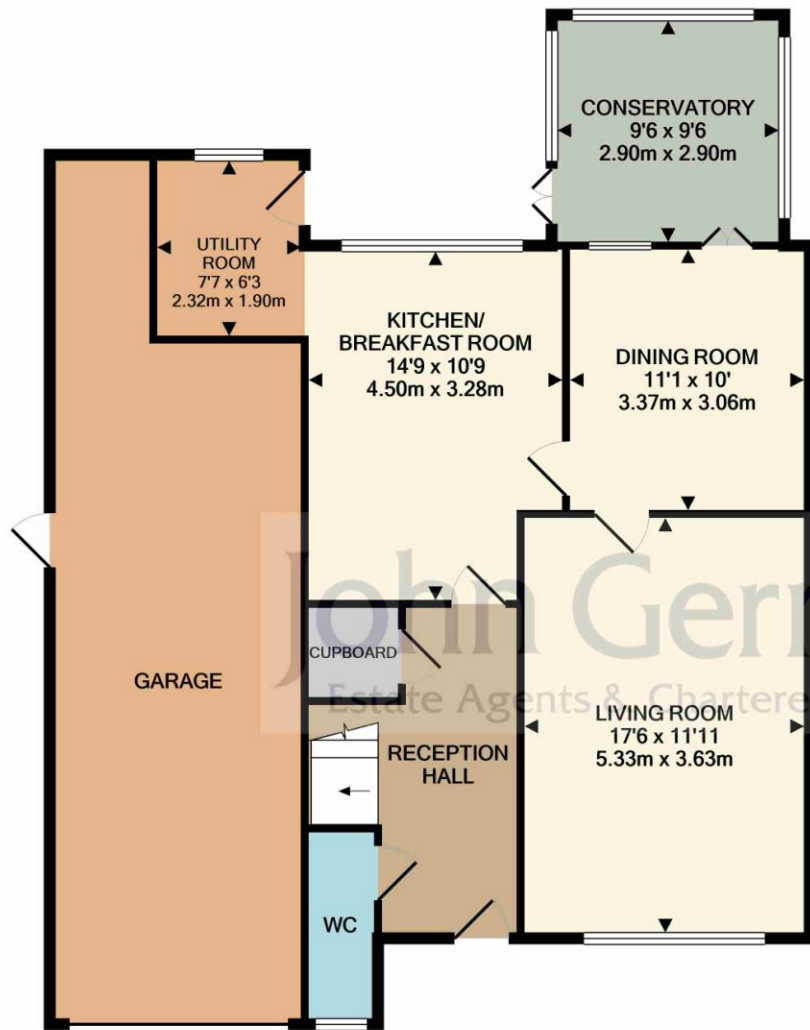
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk),  
[https://www.charnwood.gov.uk/pages/planning\\_applications](https://www.charnwood.gov.uk/pages/planning_applications)

**Our Ref:** JGA/07042021

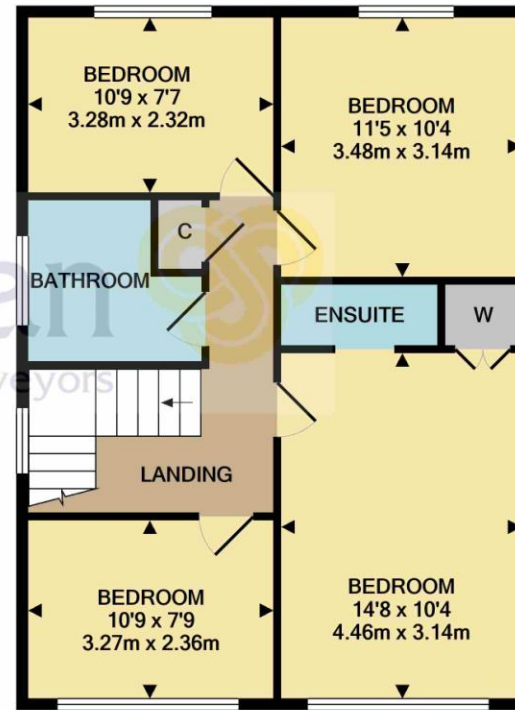
**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band E







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2021



### 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79   C    |
| 55-68 | D             | 66   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



John German

8 Forest Road, Loughborough, Leicestershire, LE11 3NP

01509 239121

[loughborough@johngerman.co.uk](mailto:loughborough@johngerman.co.uk)



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

**JohnGerman.co.uk** Sales and Lettings Agent

