

# Burton Street

Loughborough, Leicestershire, LE11 2DT



John German Estate Agents are the preferred marketing agent for this three bedroom link detached property in a superb location close to Loughborough Town Centre. Offered with No Upwards Chain, we recommend booking an early tour to avoid disappointment.

**Offers Over £275,000**

**John German**

Welcome to Burton Street, Loughborough, and what is one of the most popular locations in our Town. We are delighted to offer for sale this link detached residence with Garage and Driveway Parking and situated close to all local amenities and the endowed schools.

Upon arrival you will approach the property via driveway parking, compete with a secure bollard that lifts from the ground and locks in place. Access is given to the garage and front entrance door.

Step inside the generous reception hallway which is ideal for removing shoes and coats before entering the living space with stairs rising to the first floor.

The open plan living room is ideal for relaxing in and has ample space for furniture as well having a handy storage cupboard underneath the stairs.

Next, we move through to the kitchen / dining room. The kitchen has a range of matching base and eye level units with work surface areas and fitted appliances to include oven, hob, and extractor. Patio doors open out onto the garden, together with space for a dining table and chairs; this is the ideal space for formal dining or entertaining.

Ascend to the first floor and you will find three bedrooms and the family bathroom. Each bedroom has a double-glazed window to its

individual aspect and the bathroom is fitted with a matching suite to include panel enclosed bath with shower over, WC and wash hand basin.

Proceed back downstairs and step outside into an enclosed rear garden which is mainly laid to lawn with a variety trees and shrubs. Access is given to the side of the property to the garage.

In conclusion we expect, given the location of the property, for this to be in high demand. Contact our Loughborough branch to book your tour.

**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.

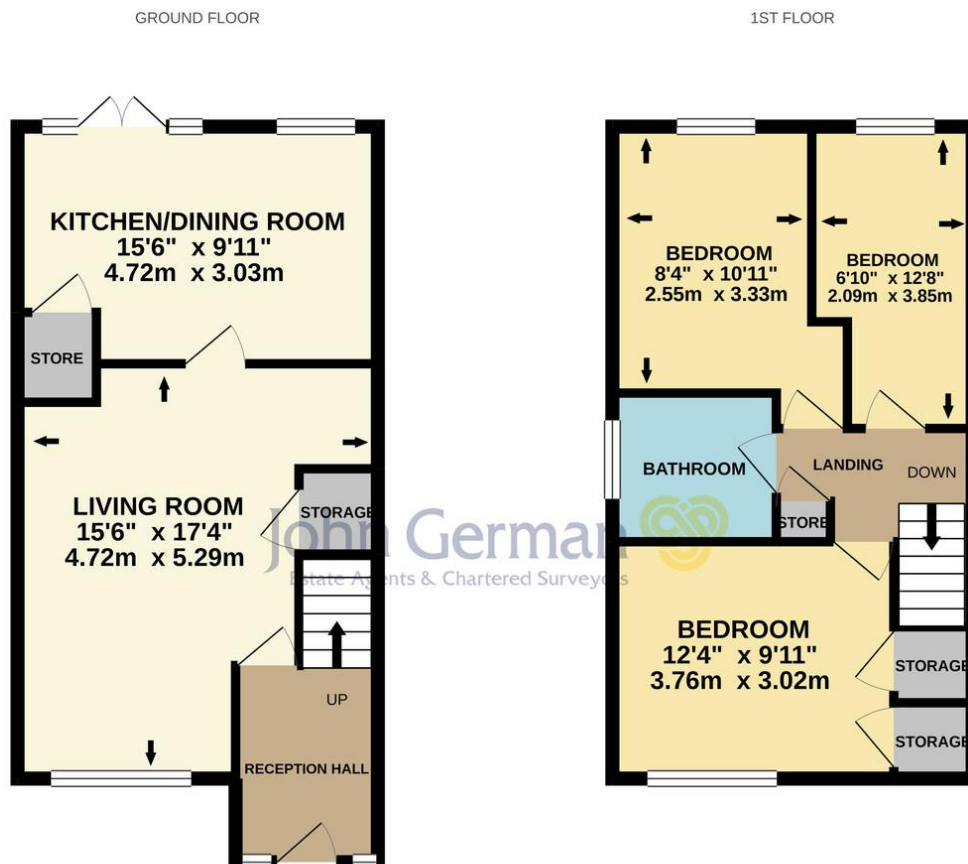
**Useful Websites:**

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

[https://www.charnwood.gov.uk/pages/planning\\_applications](https://www.charnwood.gov.uk/pages/planning_applications)

**Our Ref:** JGA/02082021

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	58   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

#### 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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