

# Brook Lane

Loughborough, Leicestershire, LE11 3RA

John  
German









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£550,000

Set upon a private drive, this excellent four bedroom, two bathroom and three reception room benefits from a super garden plot of around 0.23 acres and a favoured Forest side location. Excellent potential to extend (subject to planning permission).





This modern family home enjoys a shared private drive position with only one other similar home upon this sought-after David Wilson development. Holywell School is within easy walking distance and nearby Outwoods provides you with some beautiful country woodland walks.

You approach the property along a lavender lined and beautiful centred pathway approach. Upon entering you step into a large welcoming reception hallway with stairs leading off to a part galleried landing over. Immediately to your right is a useful guest's cloakroom and a well-proportioned study/family room with a pleasant aspect over the front garden and beyond.

Both the lounge and adjacent dining room enjoy excellent double aspects with bay windows to the side, the lounge has a lovely Adam style fireplace at its focal point and feature wide almost full width bi-folding doors which divide the rooms into two. Fully folded back they open to create a fantastic entertaining space, perfect for family events.

The family breakfast kitchen is positioned to the rear of the property, it offers plentiful storage within the extensive cabinets wrapping the room and a fitted breakfast bar is perfect for morning coffee. A useful utility room offers the usual appliance spaces and access out to the side pathway. The great feature of the kitchen is it lies partially open plan with the adjoining uPVC double glazed conservatory that sits in the centre of the garden offering a wonderful 180 degree view across the garden making a lovely place to sit all year round.

Upstairs you will find leading off the generous landing there are four good sized bedrooms, all with fitted wardrobes. The principal bedroom is over 18' in length with dual aspect windows and its own private en suite shower room with bath and separate shower.

The family bathroom has not only a bath, wash basin and WC but also has a separate enclosed shower cubicle.

Outside, as previously mentioned, the property sits on a private drive location that is shared with only one neighbouring property. It has an extensive lawned area to the fore with mature perennial planted borders. A driveway provides plentiful parking and access to the detached double garage. Gated side access leads to the rear where the gardens enjoy a great degree of privacy with patio areas, a central neat shaped lawn flanked by wonderfully mature planted borders.

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)

[www.chamwood.gov.uk](http://www.chamwood.gov.uk)

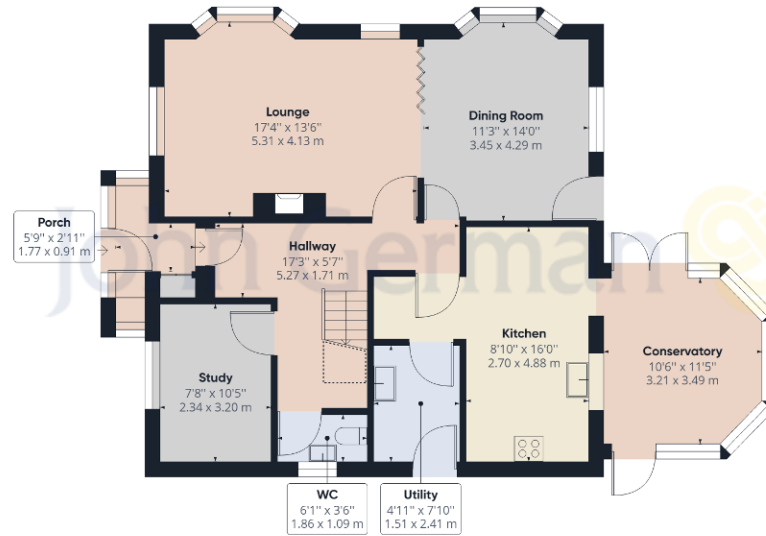
Our Ref: JGA/22062022

Local Authority/Tax Band: Chamwood Borough Council / Tax Band F









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

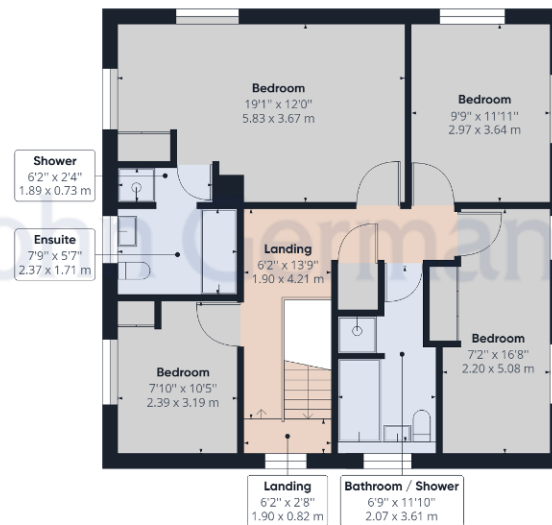
1754.15 ft<sup>2</sup>

162.97 m<sup>2</sup>

**Reduced headroom**

11.40 ft<sup>2</sup>

1.06 m<sup>2</sup>



(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.

## 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		74   C
55-68	D	64   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)



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Burton upon Trent | Derby | East Leake | Lichfield  
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