



A deceptively spacious two double bedroom semi-detached house located within the highly sought after Poppyfields Development by Jelson Homes Ltd.



£225,000

John German 

Available with no upward chain, this property offers spacious accommodation throughout and is the ideal First Time Buy.

Downstairs, there is a generous living room offering ample space for a dining table and chairs which easily allows for a sit down for a meal or entertaining, together with French doors leading out on to the rear patio.

The contemporary fitted kitchen is equipped with everything that a buyer would need, plus the added benefit of a separate downstairs WC.

Upstairs there are two double bedrooms and the bathroom which is fitted with a three-piece suite complete with shower over the bath and complementary tiling.

To the rear, is an enclosed garden with patio and lawn areas, plus a side gate to the driveway which offers space for two vehicles.

The village itself offers a thriving community with extensive shopping facilities, various public houses and the superb Blacksmith Arms Restaurant all within easy reach. There are also outstanding walks over the neighbouring countryside. First time homes like these, especially in village locations always attract a great deal of interest and in the current market are selling fast.

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

Our Ref: JGA/20072022

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

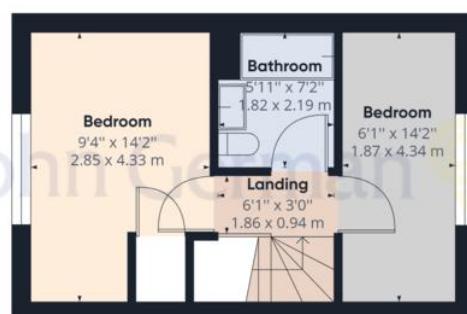


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Approximate total area⁽¹⁾

593.51 ft²

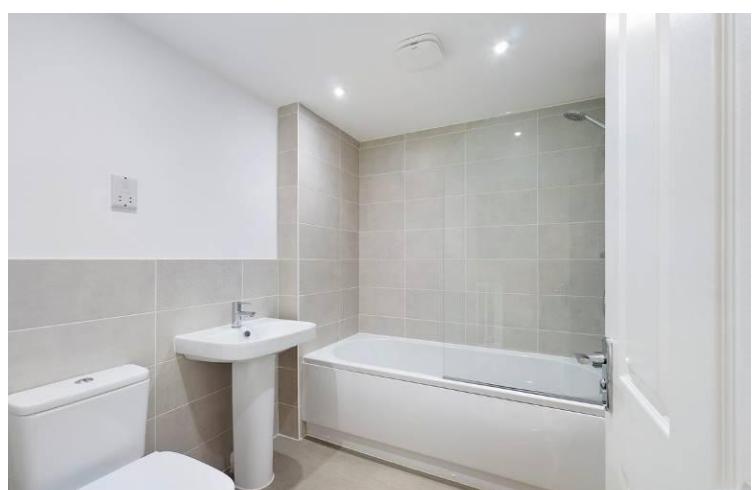
55.14 m²



(1) Excluding balconies and terraces

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

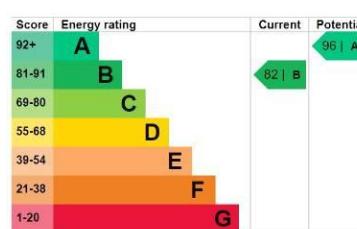
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Agents' Notes

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.