

Park Road
Loughborough, LE11 2HD



Located within easy reach of the town's amenities and with off road parking to the front. Open plan style living, boasting two reception rooms, a rear garden, driveway and carport.

Guide Price £285,000

John German

Situated in the university town of Loughborough, this well-appointed semi-detached home is well located for both the amenities within the town, as well as commuter links with Loughborough being ideally placed for access to Derby, Nottingham and Leicester.

The property itself has the benefit of a driveway offering off road parking to the front, as well as gated access to the covered carport. The front entrance door leads into the hallway, with stairs to the first floor and access to the open plan lounge and kitchen area as well as doakroom.

Ideal for entertaining guests, the open plan lounge/diner has a double-glazed window to the front aspect and flows effortlessly in to the kitchen, where there are an extensive range of storage cupboards, work surface and integrated appliances including a fridge freezer and dishwasher, with a one and a half bowl sink and drainer unit positioned beneath one of the two windows to the rear aspect which allow natural light to flood the room. There is also further appliance space hosting a cooker and washing machine which are available for inclusion by negotiation.

Beyond the kitchen, there is a further reception room which would be ideal for use as a study or playroom, having a sliding patio door opening to the rear as well as access out to the carport.

Upstairs, the landing has doors leading off to the bedrooms and bathroom, with bedrooms one and two being similarly sized doubles to the front and rear aspect respectively. Bedroom two has the benefit of built in storage, with the third being a good sized single, also offering potential for use as a home office/study.

Servicing the bedrooms, the bathroom is part tiled, with a white suite comprising panelled bath, low level WC, pedestal hand wash basin and central heating radiator. There are dual aspect double glazed windows to the rear and side.

Outside, the property has an established and mature rear garden with slate chip patio to the immediate rear as well as a lawn. There is hardstanding with space for a shed and a pergola to the rear boundary.

Most of the furniture is available for separate negotiation.

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

www.charnwood.gov.uk

Our Ref: JGA/14032023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



John German
 3-5 Bedford Square, Loughborough, LE11 2TP
 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.

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

JohnGerman.co.uk Sales and Lettings Agent